

ALTA/ACSM LAND TITLE SURVEY for JAMES DEVELOPEMENT FIRM, INC

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, T2N R1W, CITY OF CUBA CITY, GRANT COUNTY, WISCONSIN
STREET ADDRESS: 714 S. CLINTON STREET, CUBA CITY, WISCONSIN 53807

TOTAL LAND AREA
1.5003 ACRES±
65,353 SQ.FT.±

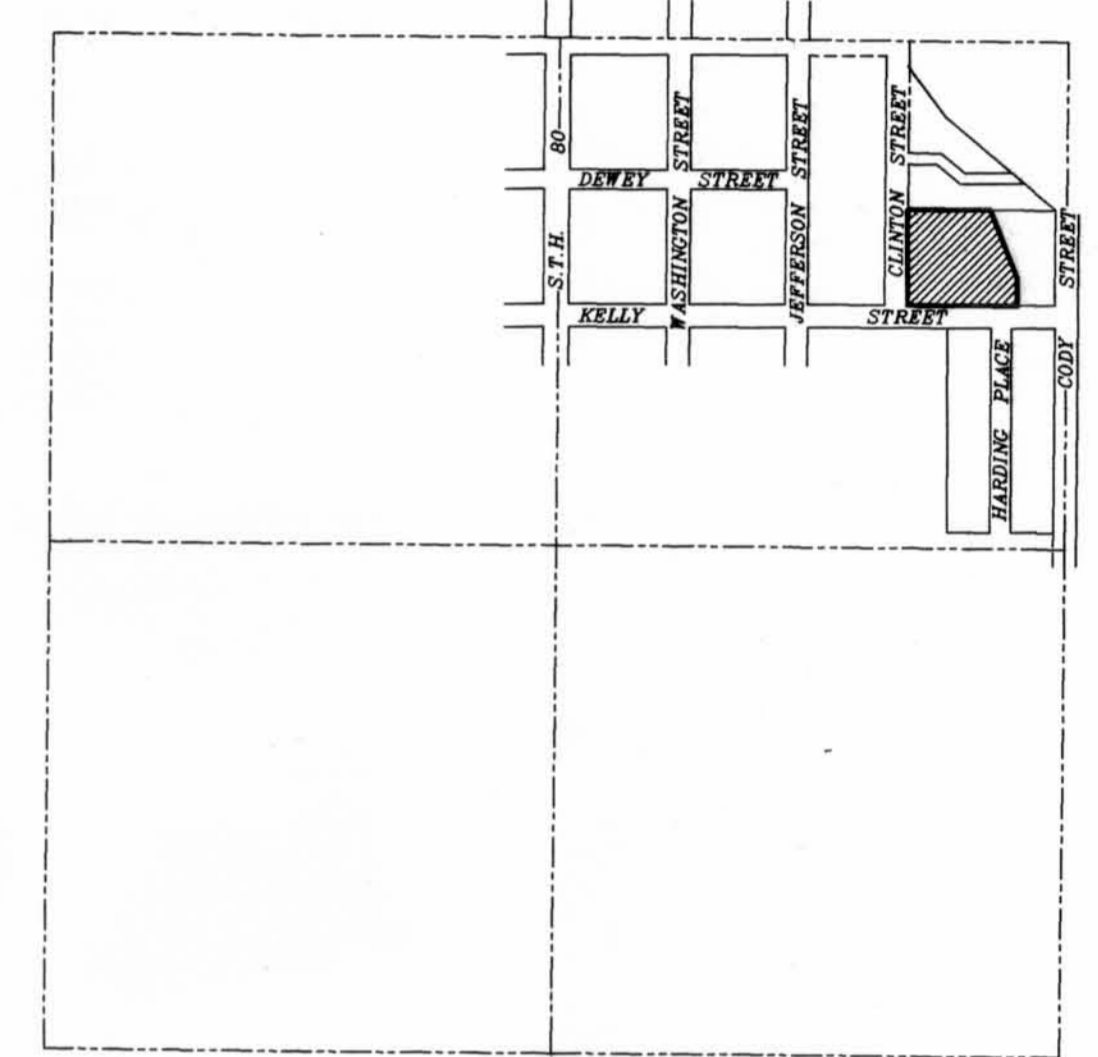
NOTE #1

GAS LINE MARKINGS EXCEED EASEMENT EXTENTS. DIGGER'S HOTLINE GUARANTEES GAS SERVICE LINE TO BE WITHIN 18" ON EITHER SIDE OF THE MARKED LINES. FURTHER INVESTIGATION WILL BE NEEDED TO VERIFY LOCATION OF GAS LINE.

East 1/4 corner, Section 36,
T2N R1W, 4th P.M., Grant
County, Wisconsin

LOCATION SKETCH

SOUTHEAST 1/4, SECTION 36, T2N R1W,
CUBA CITY, GRANT COUNTY, WISCONSIN
(SCALE 1" = 500')



DESCRIPTION PROVIDED:

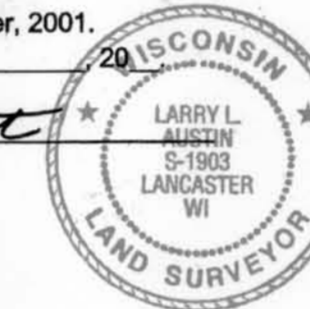
"Lot One (1), Volume 4 Certified Survey Maps, Pages 76-77, Map No. 528; said map being located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section Thirty-six (36), Township Two (2) North, Range One (1) West, 4th p.m., Grant County, Wisconsin."

SURVEYOR'S CERTIFICATE:

I hereby certify to US BANK NATIONAL ASSOCIATION, Arlington Investments WI-XI, Limited Partnership, Title Professionals and Abstract Company, and Commonwealth Land Title Insurance Company, that this is a true and correct survey of the attached legal description and that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999, and includes Items 2, 3, 4, 7a, 7b, 8, 9, 10 and 11a and 11b of Table A thereof."

Dated this 11th day of October, 2001.
Revised this ___ day of _____, 20__

Larry L. Austin
Larry L. Austin, Surveyor
License No. S-1903
Austin Engineering, LLC
4211 Hwy. 81 E
Lancaster, WI 53813
Phone 608-723-6363
Fax 608-723-6702



ACCORDING TO CITY RECORDS, CABLE TV, TELEPHONE AND ELECTRIC ARE LOCATED IN THE SAME TRENCH.

NOTES OF SURVEY:

1. Easements of record which were provided to the surveyor:

Reciprocal Utility Line easement and Maintenance Agreement,
Recorded in Volume 863, Page 700, Document No. 624831, Grant County Registry.

Utility Easement,
Recorded in Volume 863, Page 704, Document No. 624832, Grant County Registry

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

- Recorded restrictions and access limitations - none supplied.
- Dimensions of improvements are rounded to the closest 1/10 of a foot.
- Dimensions of improvements to property lines are rounded to the closest foot.
- The location of underground utilities as shown hereon are based on markings after clearance of Digger's Hotline (unless noted otherwise). Digger's Hotline Clearance No. 747-8817 cleared on 10/05/01. No excavations were made during the progress of this survey to locate buried utilities. Before excavations are begun, DIGGER'S HOTLINE should be contacted.

Field verify all existing utility locations prior to any construction. DIGGER'S HOTLINE should be contacted prior to any construction at 1-800-242-8511.

ZONING:

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
Lot Width = 100'
Lot Area = 15,000 sq. ft.
with no less than 2,000 sq. ft. per efficiency
2,500 sq. ft. per one bedroom unit
3,000 sq. ft. per two bedroom unit

BUILDING AREA:
Minimum 500 sq. ft. per family
Maximum Height 35 feet

YARDS:
Street: 25' minimum
Rear: 50' minimum
Side: 20' each

LEGEND

- These standard symbols will be found in the drawing.
- ⊕ EXISTING BAR WITH LAFAYETTE COUNTY ALUMINUM CAP
 - ⊖ EXISTING NO. 6 REBAR
 - ⊙ LIGHT POLE
 - T — T UNDERGROUND TELEPHONE SERVICE
 - ⊠ TELEPHONE PEDESTAL
 - E — E UNDERGROUND ELECTRIC SERVICE
 - ELECTRIC TRANSFORMER
 - GAS — UNDERGROUND GAS SERVICE
 - I GAS METER
 - MANHOLE
 - ⊙ STORM WATER INLET
 - ⊙ SANITARY SEWER CLEAN OUT
 - ⊙ WATER VALVE
 - W — W WATER LINE
 - S — S SIGN
 - ♿ HANDICAP PARKING
 - ▨ EXISTING CONCRETE
 - B — B BOUNDARY LINE
 - R.O.W. — R.O.W. LINE

0 20 40
SCALE 1" = 20'

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JAMES DEVELOPEMENT FIRM, INC
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36,
T2N R1W, CITY OF CUBA CITY, GRANT COUNTY, WISCONSIN

AUSTIN ENGINEERING, LLC
4211 HWY 81 E, LANCASTER, WI 53813
PHONE 608-723-6363 FAX 608-723-6702

FIELDBOOK: 9823
G:\T2NR1E3\ C:\AJA\T2NR1W\36BB2-WILLOWBROOK2
DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: SA - TF SHEET 1 OF 1

Southeast corner, Section 36,
T2N R1W, 4th P.M., Grant
County, Wisconsin

