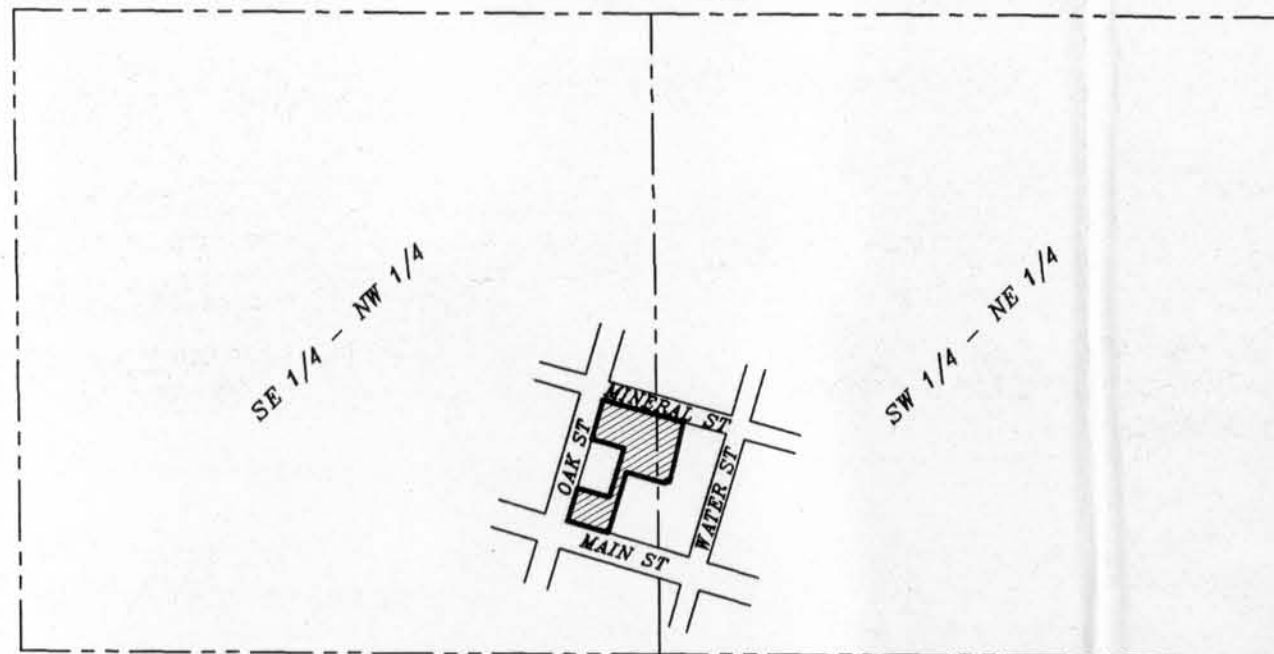


# ALTA/ACSM LAND TITLE SURVEY OF JENOR TOWERS

PREPARED FOR R.C. SHUTTER INC., PROPERTY LOCATED IN SECTION 15, T3N R1W, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

PROPERTY ADDRESS: 75 NORTH OAK ST, PLATTEVILLE, WISCONSIN, 53818

**LOCATION SKETCH**  
PART OF SECTION 15, T3N R1W, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN  
SCALE = 1"=400'



**DESCRIPTION PROVIDED:**

A parcel of land located in Section 15, Town 3 North, Range 1 West, City of Platteville, Grant County, Wisconsin, being known as Lot 13 and parts of Lots 10, 11, 14 and 15 of the original plat of the Village (now City) of Platteville, Grant County, Wisconsin, and Lot 6 of Carl's Addition to the Village (now City) of Platteville to-wit: Beginning at the Northwest corner of Lot 15 of the said original plat of the Village (now City) of Platteville; thence South 74 degrees 04' 39" East along the South line of Mineral Street 173.94 feet; thence South 13 degrees 22' 05" West, 127.21 feet; thence North 71 degrees 27' 55" West 6.50 feet; thence South 15 degrees 12' 40" West 6.00 feet; thence North 73 degrees 32' 20" West 87.00 feet; thence South 16 degrees 55' 50" West 132.00 feet to the North line of Main Street; thence North 73 degrees 04' 00" West along said North line of Main Street 88.51 feet to the East line of Oak Street; thence North 16 degrees 55' 50" East along said East line of Oak Street 71.16 feet; thence South 73 degrees 32' 20" East 69.51 feet; thence North 16 degrees 55' 50" East 106.82 feet; thence North 74 degrees 04' 39" West 69.52 feet to said East line of Oak Street; thence North 16 degrees 55' 50" East along said East line of Oak Street 85.00 feet to the point of beginning.

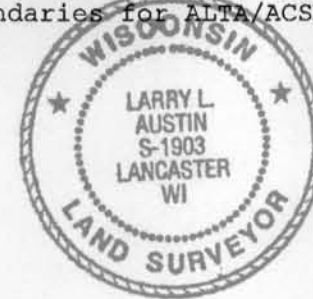
**TOTAL AREA**  
**0.636 ACRES±**  
**27,701 SQ.FT.±**

**SURVEYOR'S CERTIFICATE:**

To Bank One, N.A., Badger Abstract and Title Corporation and WHEDA: This is to certify that this is 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, ACSM and NSPS in 1999, and include items 1, 2, 3, 4, 6, 7a, 8, 9, and 10 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated this 1st day of February, 2002.  
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

**NOTES OF SURVEY:**

1. Easements of record which were provided to the surveyor by Badger Abstract and Title Corporation:

Easement between Housing Facilities of Platteville, a Limited Partnership and Clifford M. Witte and Beulah L. Witte dated June 16, 1977 and recorded June 20, 1977 in Volume 527 of Records, page 315, as Document No. 459589  
Easement between Housing Facilities of Platteville, a Limited Partnership and Clifford M. Witte and Beulah L. Witte dated June 16, 1977 and recorded June 20, 1977 in Volume 527 of Record, Page 319, as Document No. 459590.

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.
- 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. 764-3554 cleared on 01/17/02. 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 measurements were taken on January 14 and January 16, 2002. Partial snow cover existed on this parcel at the time measurements were obtained. Some visual improvements under snow cover (unknown to the surveyor) may exist.
- Parcel is not located in Flood Plain.
- The Original Platted lot lines were not shown on this survey due to inaccuracies of the Original Plat. The boundaries of this survey were established from the description provided and a previous "Jenor Tower Title Survey" performed by David Kottke dated September 10, 1979. 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.

**CURRENT ZONING:**

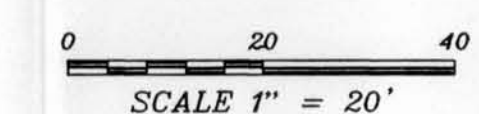
(ACCORDING TO THE CITY OF PLATTEVILLE RECORDS)

22.057 B-2 CENTRAL BUSINESS DISTRICT  
DIMENSIONAL REQUIREMENTS:  
BUILDING HEIGHT: 50 feet (Type 5 Construction or greater)  
YARDS:  
Street: No minimum requirements  
Side: No minimum requirements  
Rear: No minimum requirements



**LEGEND**

- These standard symbols will be found in the drawing.
- NO. 6 x 24" REBAR SET WITH CAP
  - 1/4" DIAMETER DRILL HOLE PLACED IN CONCRETE
  - ⊙ P.K. NAIL SET
  - ( ) RECORDED DIMENSION AND/OR BEARING
  - ⊥ LIGHT POLE
  - T — UNDERGROUND TELEPHONE SERVICE
  - E — UNDERGROUND ELECTRIC SERVICE
  - OHE — OVERHEAD ELECTRIC SERVICE
  - ⊞ ELECTRIC TRANSFORMER
  - E — UNDERGROUND ELECTRIC MANHOLE
  - G — UNDERGROUND GAS SERVICE
  - ⊞ GAS METER
  - S — SANITARY SEWER
  - S — SANITARY SEWER MANHOLE
  - W — WATER LINE
  - ⊞ WATER VALVE
  - ⊞ SIGN
  - ♿ HANDICAP PARKING
  - ⊞ EXISTING CONCRETE
  - ⊞ FLAG POLE
  - X — EXISTING CHAIN LINK FENCE
  - ⊞ STORM SEWER INLET
  - STS — STORM SEWER



Bearings referred to the West line of Lot 15 are assumed to bear N 17°00'16" E.

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

FIELDBOOK: 2204, 2114 DRAWN BY: AJ AUSTIN  
G.P.VILLE, WYGNIS2 APPROVED: LL AUSTIN  
C.V.A.V.P/VILLE, OP/L0T10RS-SHUTTER CREW: SA - KW

SHEET 1 OF 1