

ALTA/ACSM LAND TITLE SURVEY

WOODMAN PARK TOWNHOUSES

LOT 1 OF LOT 1, CERTIFIED SURVEY MAP NO. 137, VOLUME 1, PAGE 159 RECORDED AS DOCUMENT NO. 472596, GRANT COUNTY REGISTRY

STREET ADDRESS: 1502 OLD WOODMAN RD, BOSCOBEL, WI, 53805

LOT 15 - SECTION 34 A.P.

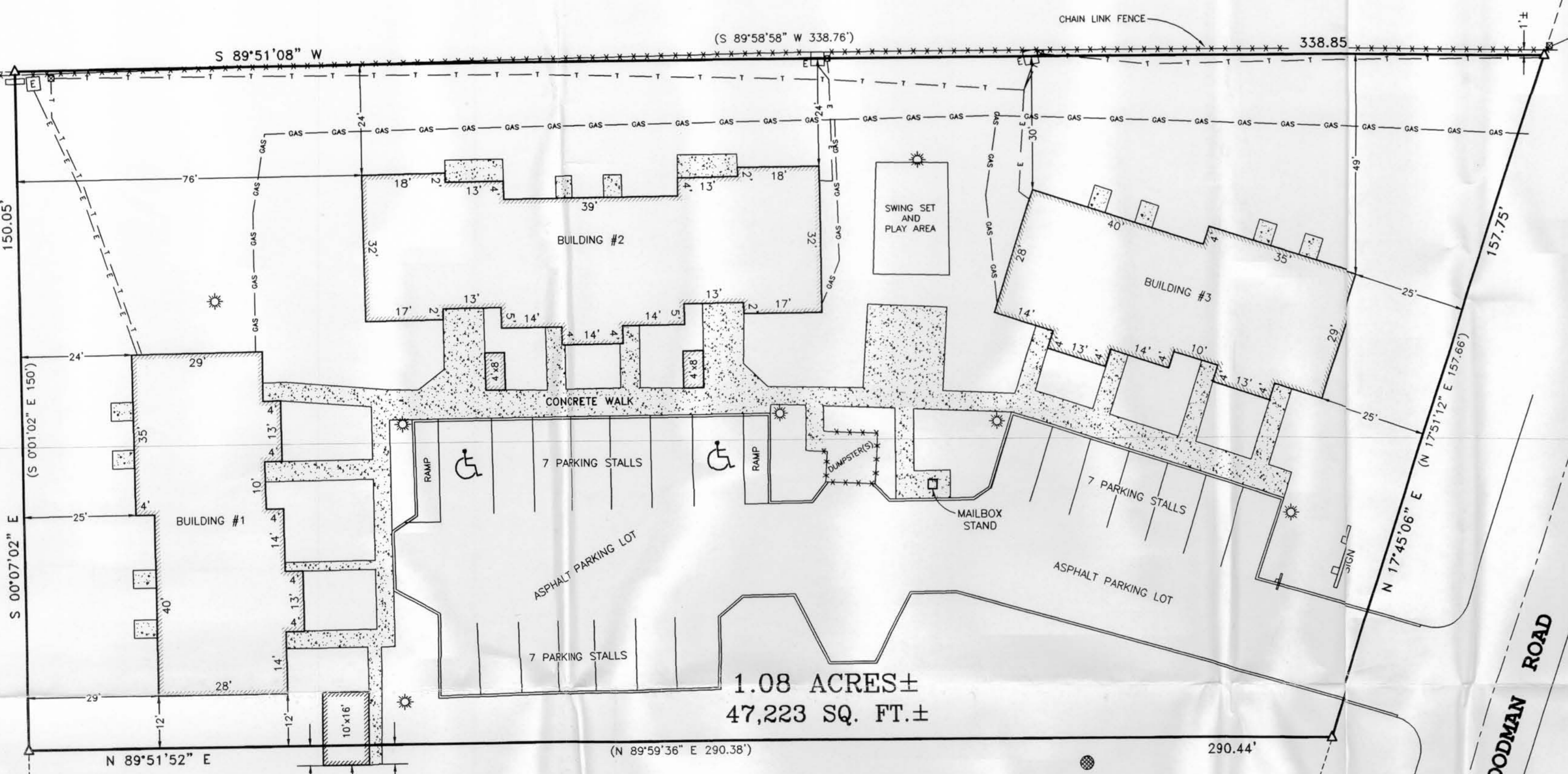
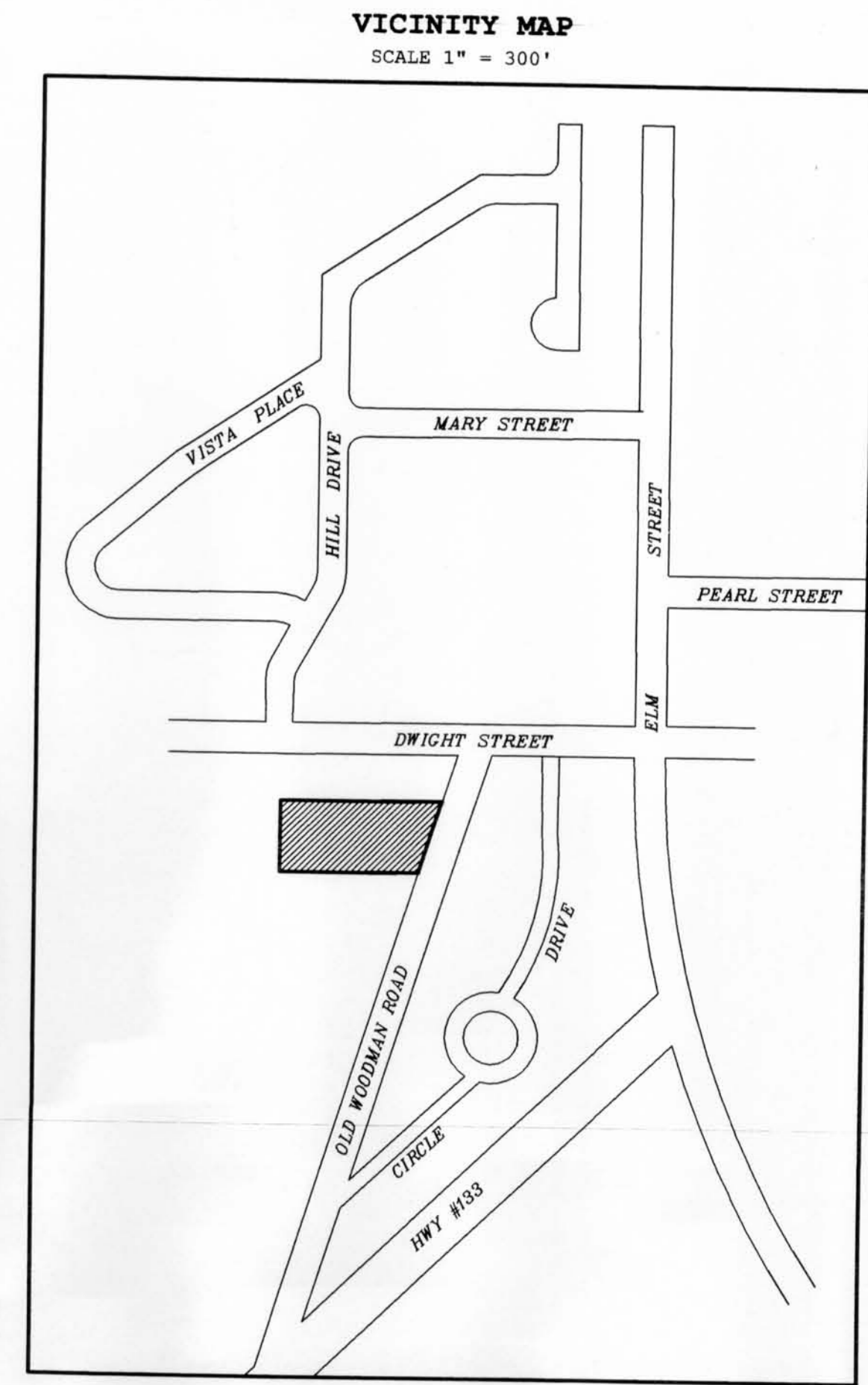
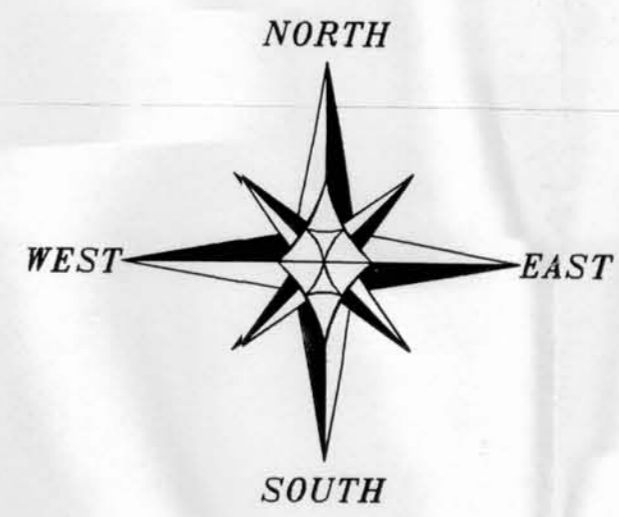
LEGEND

These standard symbols will be found in the drawing.

- NO. 6 x 24" REBAR SET
- △ EXISTING 1" IRON PIPE
- EXISTING NO. 6 REBAR
- ☼ LIGHT POLE
- ⊠ SIGN
- UNDERGROUND TELEPHONE SERVICE
- ⊠ TELEPHONE PEDESTAL
- UNDERGROUND ELECTRIC SERVICE
- ⊠ ELECTRIC PEDESTAL
- GAS UNDERGROUND GAS SERVICE
- SANITARY SEWER MANHOLE
- ⊗ STORM SEWER INLET
- ♿ HANDICAP PARKING
- ▨ EXISTING CONCRETE
- BOUNDARY LINE
- R.O.W. LINE

(N 17°51'12" E 157.65') RECORDED DIMENSION OR BEARING
BEARINGS REFERENCED TO THE WEST LINE OF CERTIFIED SURVEY MAP NO. 137, WHICH IS ASSUMED TO BEAR S 00°07'02" E.

SCALE 1" = 20'



1.08 ACRES±
47,223 SQ. FT.±

NOTES OF SURVEY:

1. Boundary of Parcel was originally surveyed by Certified Survey Map No. 137, recorded in Volume 1 of Certified Surveys on Page 159 as Document No. 472596, Grant County Registry.
2. This survey was prepared under the instructions of Attorney Gregory Collins of Axley Brynelson, LLP, being located at Manchester Place, Suite 200, 2 East Mifflin Street, Madison, WI 53703, Phone No. 608-257-5661.
3. FEMA Firm Map Designated on 1998 F.I.R.M. Map No. 550148-001D as Zone "X".
4. No Easements of record were provided to the surveyor.
5. 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.
6. Recorded restrictions and access limitations - none supplied.
7. Dimensions of improvements to property lines are rounded to the closest foot.
8. 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. 858-02-03 cleared on May 20, 2003. 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:

Information was provided by the City of Boscobel:
R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
Dimensional Requirements:

- Minimum Lot Width = 60'
- Minimum Lot Area = 7,200 sq. feet
- One-Family or Two Family Multiple Dwelling Units with Three or More Units:
 - a) Single Unit Housing 6,000 sq.ft. lot area
60 ft lot width
 - b) Two Unit Housing 4,000 sq.ft. per unit lot area
60' lot width
 - c) Three-Four Unit Housing 3,000 sq.ft. per unit lot area
70' lot width
 - d) Five or More Unit Housing 2,500 sq.ft. per unit lot area
70' lot width
 - e) All apartments and living quarters in multiple family housing shall have a minimum floor area of at least 800 square feet; all detached single family dwellings shall have a minimum floor area of at least 1000 square feet
 - (i) One bedroom or efficiency 560 sq.ft.
 - (ii) Two bedroom apartment 800 sq.ft.
 - (iii) Three or more bedrooms 1000 sq.ft.

All detached single family dwellings shall have a minimum floor area of 1,000 square feet, excluding garage.

Maximum Building Height = 40 feet maximum
Minimum Yards:
Front: 25 feet
Side: 10 feet or 1/2 the building height, whichever is greater
Rear: 35 feet

DESCRIPTION: (PROVIDED FROM TITLE POLICY)
"PARCEL 1 Lot 1 OF Lot 1, Certified Survey Map, Vol. 1, Page 159 recorded as Document No. 472596, Grant County Registry.

SURVEYOR'S CERTIFICATE:

To HPC-Statewide, LLC, WHEDA and Chicago Title Insurance Company:
This is to certify 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, ACSM and NSPS, in 1999, and includes Items 1, 2, 3, 4, 6, 7a, 8, 9 and D 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 Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Dated this 20th day of May, 2003.
Revised this _____ day of _____, 20__.

Larry L. Austin
Larry L. Austin, Surveyor
License No. S-1903



ALTA/ACSM LAND TITLE SURVEY
WOODMAN PARK TOWNHOUSES
1502 OLD WOODMAN RD.
BOSCOBEL, WI, 53805

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

JOB NO: 03S153
FIELDBOOK: SDR33
G:\TBRN2\HWY133
H:\PLAN\TOWNH\JA\03S153-ALTA

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: SA - BD

SHEET 1 OF 1