

# ALTA/ACSM LAND TITLE SURVEY

**DESCRIPTION PROVIDED:**  
 A part of Block XV of Homestead Addition to the Village (now City) of Platteville Grant County, Wisconsin described as follows: Beginning at the Northwest corner of said Block XV; thence South 72 degrees 02 minutes East 212.68 feet along the Southern line of Alden Avenue to the Western line of Water Street; thence South 08 degrees 18 minutes West 219.25 feet to a point of curve; thence 30.75 feet along the arc of 2324.83 foot radius curve, concave Easterly, and having a long chord bearing South 08 degrees 06 minutes East 30.74 feet; thence North 88 degrees 53 minutes West 176.40 feet; thence North 00 degrees East 371.61 feet to the point of beginning.

Also including that part of the East 1/2 of Vacated Campbell Street which abuts the above described property. Said vacation set forth in Volume 450 of Record, page 777.

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify to Wachovia Bank, National Association and the Title Company, Inc., that this is a true and correct survey of the attached legal description and that this map or plot 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 1990, and includes items 1, 3, 4, 5, 6, 7(c), 8, 9, 10, 11, 15, and 17 of Table A thereof.

Dated this 1st day of April, 2004.  
 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:**  
 This Survey was a retracement of lines of two previous surveys by John Orth dated 11/05/1971 and 2/17/1985.

The Water Valves shown hereon as "See Note" are believed to be Grease Traps. The Riser and cap is labeled as "Water". Digger's Hotline Personnel notified the Survey Crew that the caps were for Grease Trap Maintenance on pumping.

Elevations shown hereon are based upon the City of Platteville Datum as provided from the Engineering Dept., City of Platteville.

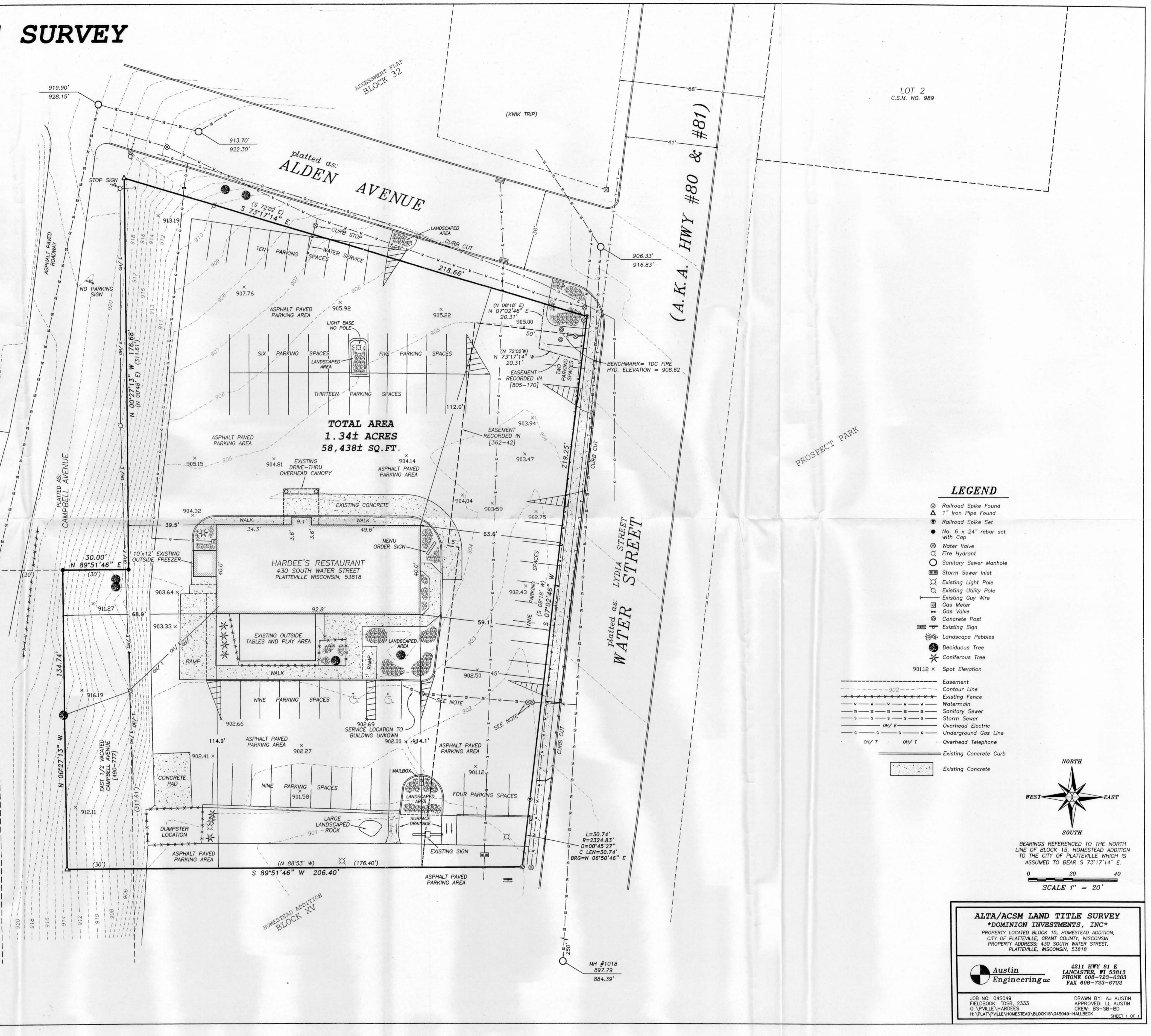
Easements of record which were provided to the surveyor:  
 Limited Highway Easement recorded in Volume 362, Page 44 as Document NO. 330243, Grant County Registry.  
 Agreement for Easement recorded in Volume 805, Page 170 as Document No. 600321, Grant County Registry.

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

**TABLE A NOTES:**  
 3. Flood Zone designation is "X" per the City of Platteville Records, Engineering Dept.  
 11. 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. 2004-12-00718 cleared on March 18, 2004. 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.

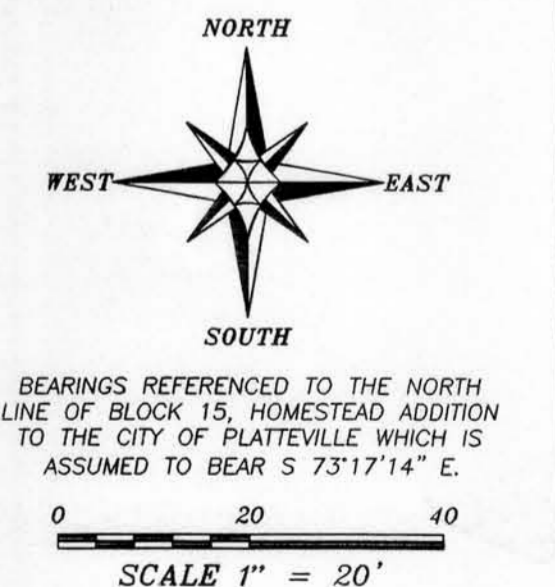
**CURRENT ZONING: CITY OF PLATTEVILLE**  
 B-3 HIGHWAY BUSINESS DISTRICT  
 Dimensional Requirements  
 Lot Area: To be determined by building placement on the site as well as the setback requirements identified below:

Lot Width: 100 feet  
 Yards: Street: 50 feet  
 Side: 20 feet  
 Rear: 40 feet  
 Yards adjacent to residential districts:  
 Setback as required above or 30 feet, whichever is larger  
 Building Height: 35 feet maximum



**LEGEND**

- ⊙ Railroad Spike Found
- △ 1" Iron Pipe Found
- ⊙ Railroad Spike Set
- No. 6 x 24" rebar set with Cap
- ⊙ Water Valve
- ⊙ Fire Hydrant
- Sanitary Sewer Manhole
- ⊙ Storm Sewer Inlet
- ⊙ Existing Light Pole
- ⊙ Existing Utility Pole
- ⊙ Existing Guy Wire
- ⊙ Gas Meter
- ⊙ Gas Valve
- ⊙ Concrete Post
- ⊙ Existing Sign
- ⊙ Landscape Pebbles
- ⊙ Deciduous Tree
- ⊙ Coniferous Tree
- 90112 x Spot Elevation
- Easement
- Contour Line
- Existing Fence
- Watermain
- Sanitary Sewer
- Storm Sewer
- Overhead Electric
- Underground Gas Line
- Overhead Telephone
- Existing Concrete Curb
- Existing Concrete



**ALTA/ACSM LAND TITLE SURVEY**  
**\*DOMINION INVESTMENTS, INC.\***  
 PROPERTY LOCATED BLOCK 15, HOMESTEAD ADDITION, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN  
 PROPERTY ADDRESS: 430 SOUTH WATER STREET, PLATTEVILLE, WISCONSIN, 53818

**Austin Engineering, Inc.**  
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JOB NO. 045049  
 FIELDBOOK: TDSR\_2333  
 G:\VILLE\HARDEES  
 H:\PLATTEVILLE\HOMESTEAD\BLOCK15\045049-HALLBOX

DRAWN BY: AJ AUSTIN  
 APPROVED: LL AUSTIN  
 CREW: BS-SB-BD

SHEET 1 OF 1