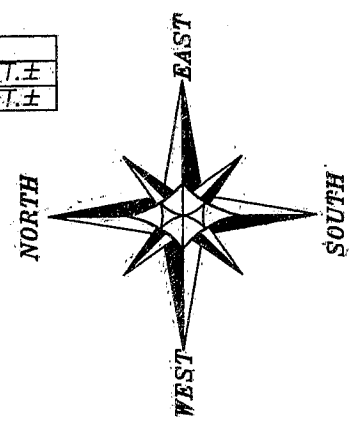


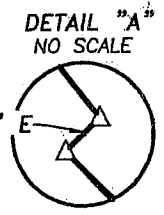
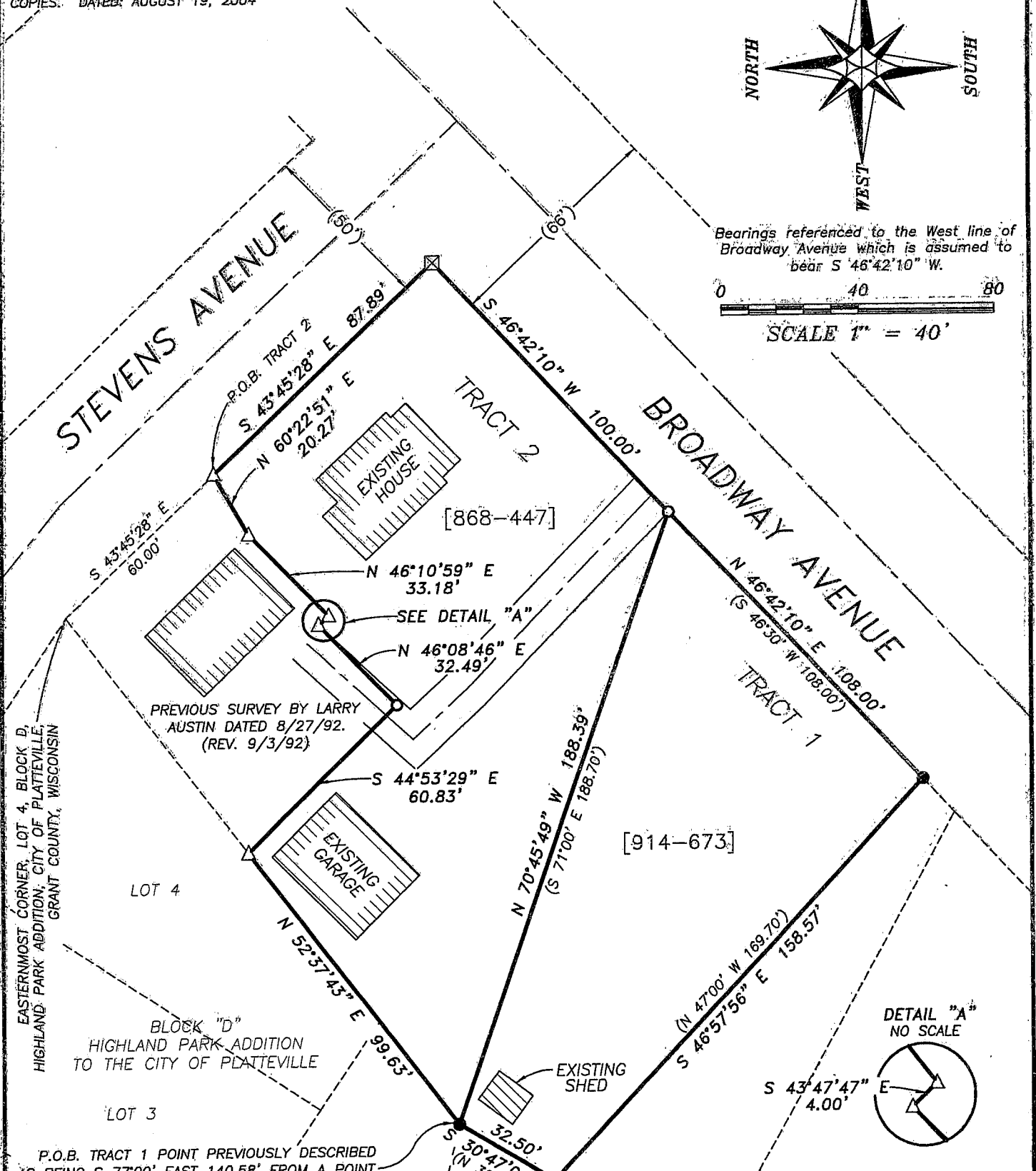
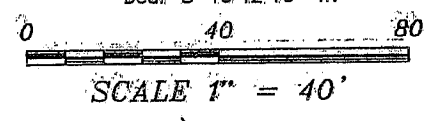
PLAT OF SURVEY

ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: AUGUST 19, 2004

AREA TABLE		
TRACT 1	0.27 ACRES±	11,545 SQ. FT.±
TRACT 2	0.39 ACRES±	17,015 SQ. FT.±

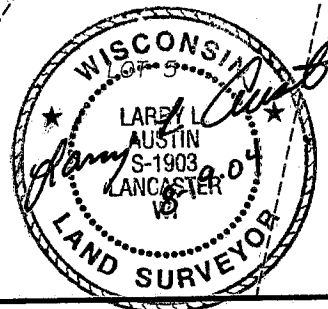


Bearings referenced to the West line of Broadway Avenue which is assumed to bear S 46°42'10" W.



LEGEND

- No. 6 rebar found
- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- △ 1" diameter iron pipe found
- ☒ Stone monument found
- () Recorded as
- [=] Property described in Volume and Page, Grant County Registry



Austin Engineering LLC

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

Prepared For: Michael Ira & Mark Clements

JOB NO: 04S130
 FIELDBOOK: 2401, 2406
 G:\PVILLE\GOODRCH
 H:\PLAT\VILLE\AP\BLOCK10\04S130-IRA-CLEMENTS

DRAWN BY: C RUTTER
 APPROVED: LL AUSTIN
 CREW: BS - SA

PLAT OF SURVEY

DESCRIPTION PROVIDED TRACT 2 (VOL. 868-PG. 447):

Commencing at the Easternmost corner of Lot 4, Block D, Highland Park Addition to the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof; thence South 43° 45' 28" East 60.00 feet along the Southerly line of Stevens Avenue to the point of beginning; thence South 43° 45' 28" East 87.89 feet along said Avenue to the Westerly line of Broadway Avenue; thence South 46° 42' 10" West 100.00 feet along the Westerly line of Broadway Avenue; thence North 70° 45' 48" West 188.39 feet; thence North 52° 37' 40" East 99.63 feet; thence South 44° 51' 23" East 60.83 feet; thence North 46° 08' 46" East 32.53 feet; thence South 43° 47' 47" East 4.00 feet; thence North 46° 10' 59" East 33.18 feet; thence North 60° 22' 51" East 20.27 feet to the point of beginning, all being a part of Lot 1, Block 10 of the Assessment Plat of the City of Platteville, Grant County, Wisconsin.

DESCRIPTION PROVIDED TRACT 1 (VOL. 914-PG. 673):


Part of the S.E. 1/4 of N.E. 1/4 of Section 15, T3N, R1W, of the 4th P.M., City of Platteville, Grant County, Wisconsin, described as follows, to-wit: Commence 407.22 feet South of Northwest corner of S.E. 1/4 of N.E. 1/4 of said Section 15; thence South 77° 00' East 140.58 feet to the Northwest corner of property to be described; thence South 71° 00' East 188.70 feet; thence South 46° 30' West 108.00 feet; thence North 47° 00' West 169.70 feet; thence North 30° 15' East 32.50 feet to the Northwest corner of said property. Said property corresponding in general location to the North part of Lot 2, Block 10, of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:

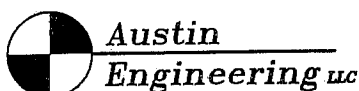
That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.
That conformance with local ordinances are not guaranteed with this survey.
That this survey was prepared under the instructions of Michael Ira and Mark Clements.
That to the best of my knowledge and belief, this plat is an accurate representation thereof.
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

Dated 19th this day of August, 2004.


Larry L. Austin, S-1903

SURVEYOR'S NOTES:

Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished the surveyor. There may exist documents of record which would affect this parcel.



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H:\PLAT\PVILLE\AP\BLOCK10\04S130-IRA-CLEMENTS

DRAWN BY: C RUTTER
APPROVED: LL AUSTIN
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SHEET 2 OF 2