

ALTA/ACSM LAND TITLE SURVEY

-THE VILLAGE GREEN-

STREET ADDRESS: 1410 21ST STREET, HAZEL GREEN, WI, 53811
NE-NW SECTION 25, T1N R1W, VILLAGE OF HAZEL GREEN, GRANT COUNTY, WISCONSIN

SUNSHINE ACRES
NO. 2 SUBDIVISION

BLOCK 3

LOT 2

LOT 1

LOT 6

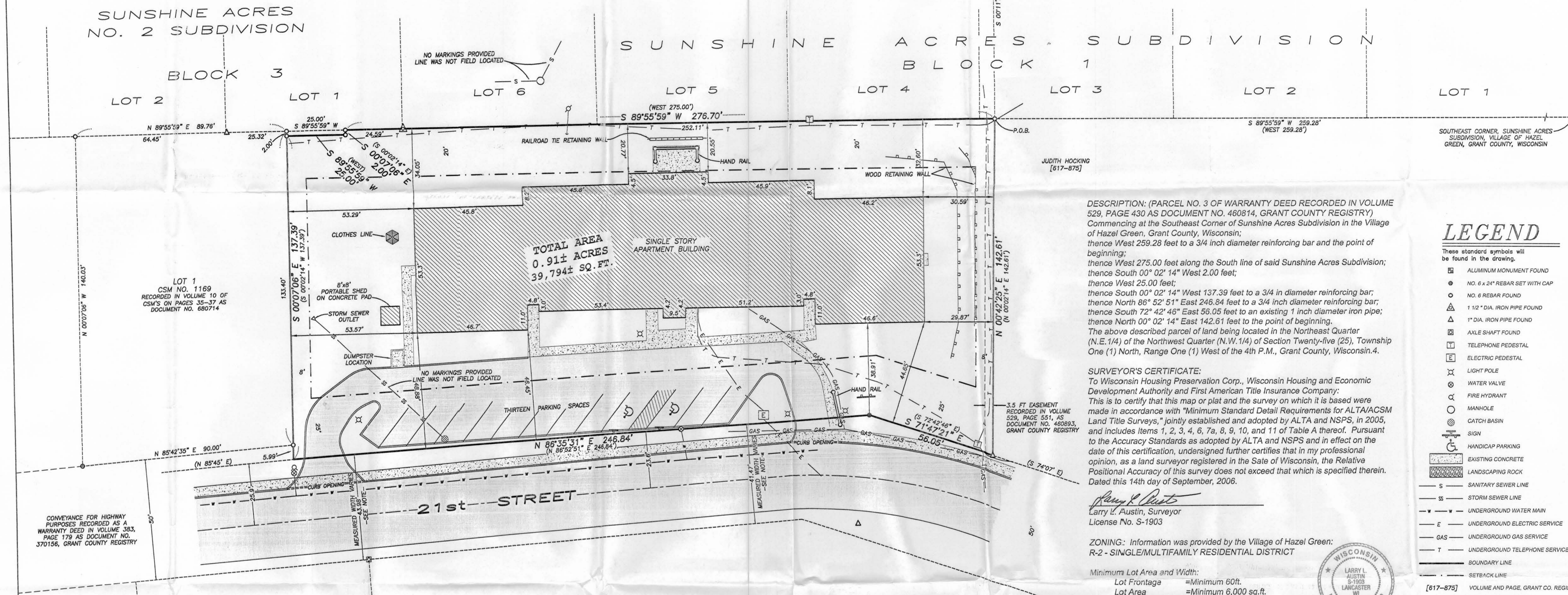
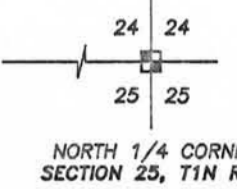
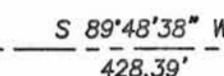
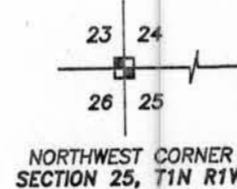
LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

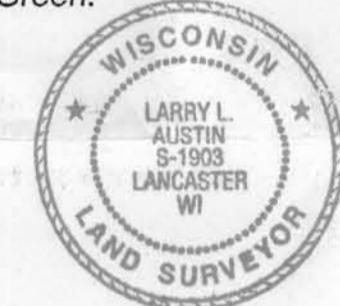


TOTAL AREA
0.91± ACRES
39,794± SQ. FT.

DESCRIPTION: (PARCEL NO. 3 OF WARRANTY DEED RECORDED IN VOLUME 529, PAGE 430 AS DOCUMENT NO. 460814, GRANT COUNTY REGISTRY) Commencing at the Southeast Corner of Sunshine Acres Subdivision in the Village of Hazel Green, Grant County, Wisconsin; thence West 259.28 feet to a 3/4 inch diameter reinforcing bar and the point of beginning; thence West 275.00 feet along the South line of said Sunshine Acres Subdivision; thence South 00° 02' 14" West 2.00 feet; thence West 25.00 feet; thence South 00° 02' 14" West 137.39 feet to a 3/4 inch diameter reinforcing bar; thence North 86° 52' 51" East 246.84 feet to a 3/4 inch diameter reinforcing bar; thence South 72° 42' 46" East 56.05 feet to an existing 1 inch diameter iron pipe; thence North 00° 02' 14" East 142.61 feet to the point of beginning. The above described parcel of land being located in the Northeast Quarter (N.E. 1/4) of the Northwest Quarter (N.W. 1/4) of Section Twenty-five (25), Township One (1) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin. 4.

SURVEYOR'S CERTIFICATE: To Wisconsin Housing Preservation Corp., Wisconsin Housing and Economic Development Authority and First American 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 and NSPS, in 2005, and includes Items 1, 2, 3, 4, 6, 7a, 8, 9, 10, and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. Dated this 14th day of September, 2006.

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



ZONING: Information was provided by the Village of Hazel Green: R-2 - SINGLE/MULTIFAMILY RESIDENTIAL DISTRICT

Minimum Lot Area and Width:
Lot Frontage = Minimum 60ft.
Lot Area = Minimum 6,000 sq.ft.

Principal building:
Front yard = Minimum 25ft.
Side yards = Minimum 8ft.
Rear yard = Minimum 20ft.

Accessory buildings:
Front yard = Minimum 25ft.
Side yards = Minimum 5ft.
Rear yard = Minimum 5ft.
Alley = Minimum 15ft.

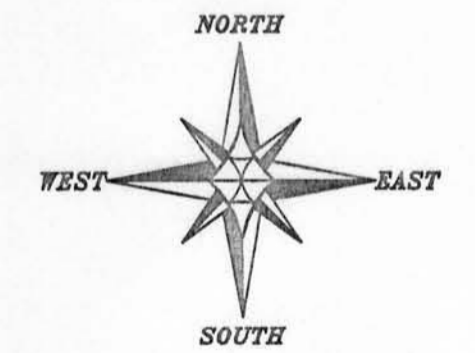
FLOOD ZONE DESIGNATION: No designation was found for this parcel. After researching the Flood Insurance Rate Maps, no map was found for the Village of Hazel Green. The Village Clerk was contacted and indicated that no map has been published for the Village of Hazel Green.

- NOTES OF SURVEY:
1. This survey was prepared under the instructions of Dwight D. Zeck of Homz Partners.
 2. The boundary of this survey was retraced from a previous survey by Kenneth Kerst Jr. dated 12-19-1978.
 3. The setback lines as shown on this survey are based upon previous survey by Kenneth Kerst Jr. dated 1-5-1979. These setback lines should be verified with the Village of Hazel Green prior to any construction.
 4. Easements shown on this survey are those provided by First American Title Insurance Company.
 5. There appears to be a discrepancy in the Right of way location for 21st Street. A Warranty Deed recorded in Volume 383, Page 179 as Document No. 370156, Grant County Registry conveyed a 50 ft wide strip of land for highway purposes to the Village of Hazel Green.
 6. A preliminary Assessor's Plat for this area was found. This parcel was included in the Preliminary Assessor's Plat and the Plat has not been recorded with the Register of Deeds at the time that this ALTA/ACSM Land Title Survey was completed.
 7. Dimensions of improvements are rounded to the closest 1/10 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. 20063710894 cleared on September 13, 2006. 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.

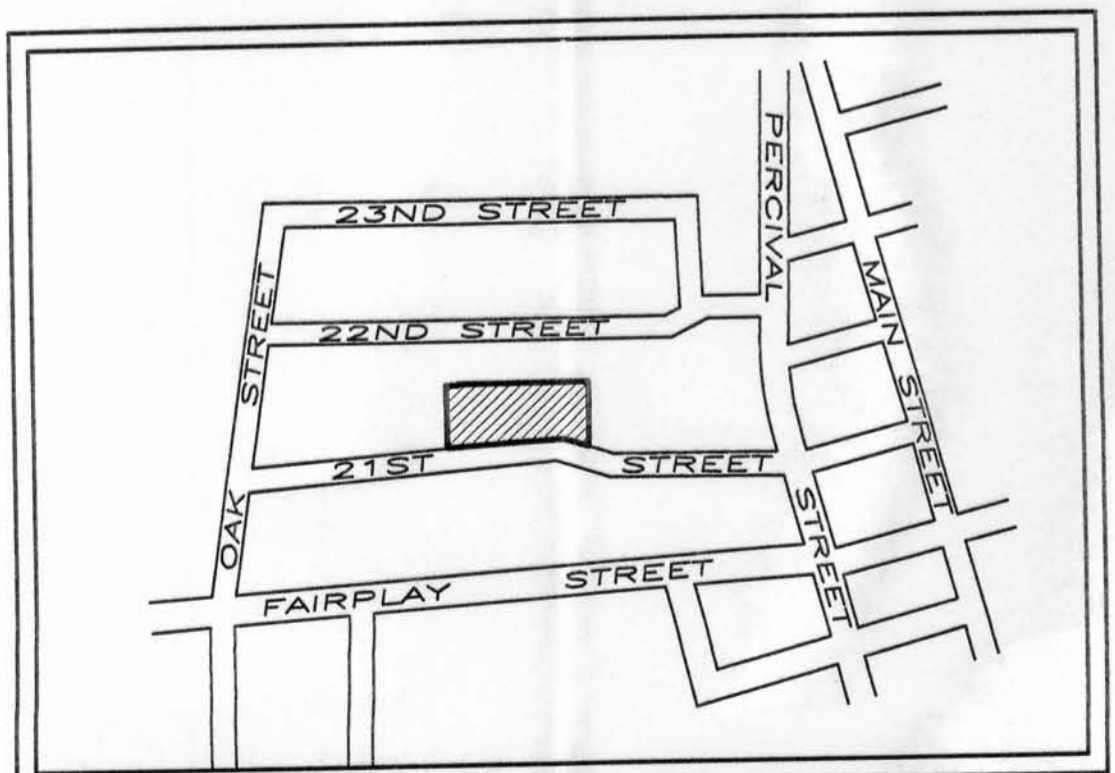
LEGEND

- These standard symbols will be found in the drawing.
- ALUMINUM MONUMENT FOUND
 - NO. 6 x 24" REBAR SET WITH CAP
 - NO. 6 REBAR FOUND
 - 1 1/2" DIA. IRON PIPE FOUND
 - 1" DIA. IRON PIPE FOUND
 - AXLE SHAFT FOUND
 - TELEPHONE PEDESTAL
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - WATER VALVE
 - FIRE HYDRANT
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - HANDICAP PARKING
 - EXISTING CONCRETE
 - LANDSCAPING ROCK
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - UNDERGROUND WATER MAIN
 - UNDERGROUND ELECTRIC SERVICE
 - GAS - UNDERGROUND GAS SERVICE
 - UNDERGROUND TELEPHONE SERVICE
 - BOUNDARY LINE
 - SETBACK LINE
 - [617-875] VOLUME AND PAGE, GRANT CO. REGISTRY
 - () RECORDED INFORMATION



SCALE 1" = 20'
THE NORTH LINE OF THE NW 1/4 OF SECTION 25 IS ASSUMED TO BEAR S 89°48'35" W.

LOCATION SKETCH
1" = 400'



ALTA/ACSM LAND TITLE SURVEY
-THE VILLAGE GREEN-
PROPERTY ADDRESS: 1410 21ST STREET, HAZEL GREEN, 53811
PROPERTY LOCATED NE-NW, SECTION 25, T1N R1W, VILLAGE OF HAZEL GREEN, GRANT COUNTY, WISCONSIN

Austin Engineering Inc.
4211 HWY 81 E
LANCASTER, WI 53813
PHONE 608-723-6363
FAX 608-723-6702

PROJECT NO: 06s220
FIELDBOOK: TDSR
G:\H2LGREEN\SUNSHINE
H\PLAT\T1NR1W\25\06s221-HQZ-ALTA

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

SHEET 1 OF 1