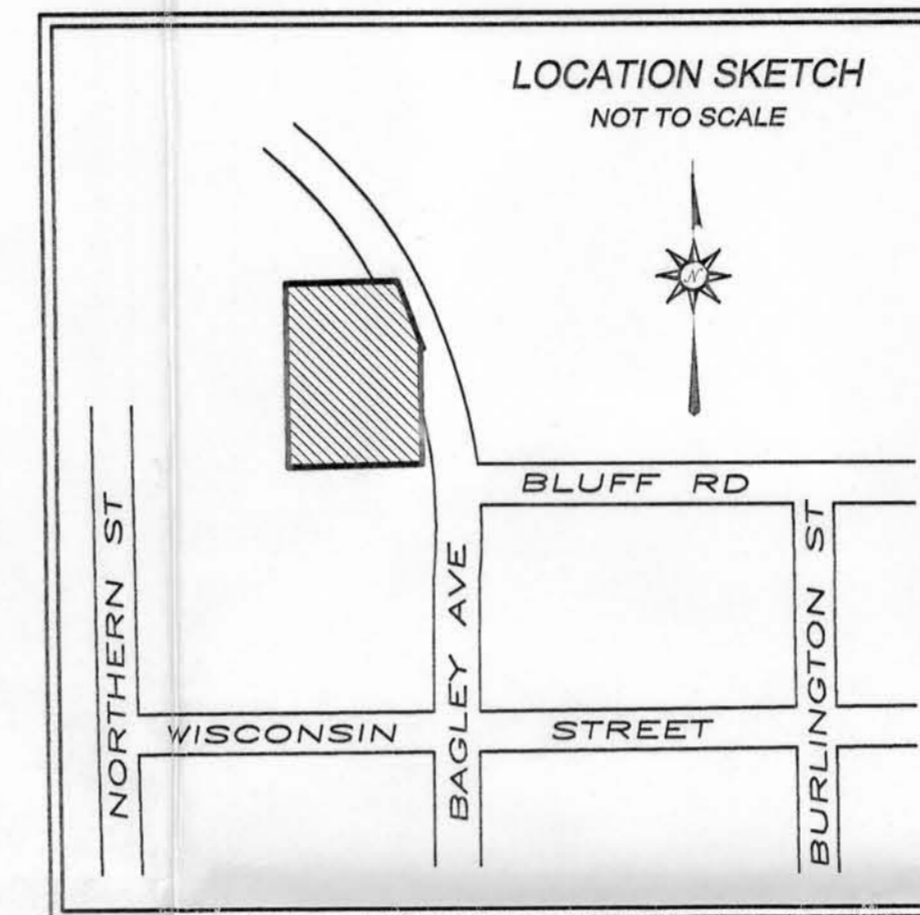


# ALTA/ACSM LAND TITLE SURVEY

## -VALLEY APARTMENTS-

BEING LOCATED IN LOTS 9 & 10, BLOCK 1, ORIGINAL PLAT TO THE VILLAGE OF BAGLEY AND IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, T5N R6W OF THE 4TH P.M., WYALUSING TWP, GRANT COUNTY, WISCONSIN



The Original Plat of the Village of Bagley is Recorded in Volume 108, Page 203, Grant County Registry, being recorded on December 3rd, 1886.

**DESCRIPTION:**  
 (PARCEL NO. 1 OF WARRANTY DEED RECORDED IN VOLUME 529, PAGE 430 AS DOCUMENT NO. 460814, GRANT COUNTY REGISTRY)  
 Beginning at a 3/4 inch diameter reinforcing bar at the Northeast corner of Block 1 of the Original Plat of the Village of Bagley, T5N, R6W, Grant County, Wisconsin; thence North 00° 26' 28" East 40.00 feet; thence North 89° 40' 06" East 2.93 feet to a point in the centerline of Grant County Trunk Highway "X"; thence North 19° 51' 49" West 74.27 feet along said centerline; thence South 89° 40' 06" West 117.16 feet; to a 3/4 inch diameter reinforcing bar; thence South 00° 26' 28" West 80.00 feet to a 3/4 inch diameter reinforcing bar; thence North 89° 40' 06" East 140.00 feet to a 3/4 inch diameter reinforcing bar; thence North 00° 26' 28" East 80.00 feet to the point of beginning.  
 The above described parcel of land being located partly in Lots Nine (9) and Ten (10) of Block One (1), the Original Plat of the Village of Bagley; and partly in the Northeast Quarter (N.E. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Seventeen (17), all in Township Five (5) North, Range Six (6) West of the 4th P.M., Grant County, Wisconsin.

**SURVEYOR'S CERTIFICATE:**  
 To Wisconsin Housing Preservation Corp., First American Title Insurance Company, and Wisconsin Housing and Economic Development Authority:  
 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, 10, and 11 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 18th day of September, 2006.

*Larry V. Austin*  
 Larry V. Austin, Surveyor  
 License No. S-1903



**ZONING:** The Village of Bagley and Wyalusing Township are NOT currently zoned. No zoning setbacks applicable at this time.

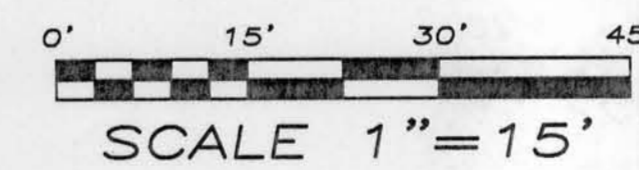
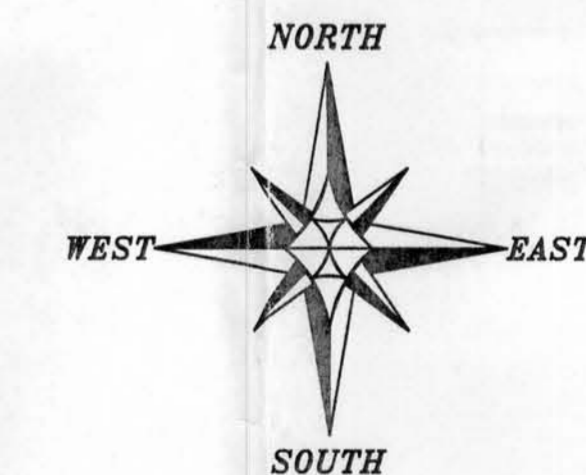
**FLOOD ZONE DESIGNATION:** No designation was found for this parcel. After researching the Flood Insurance Rate Maps, no map was found for the Village of Bagley. The Village Clerk was contacted and indicated that no map has been published for the Village of Bagley.

**NOTES OF SURVEY:**

- This survey was prepared under the instructions of Dwight D. Zeck of Homz Partners.
- The boundary of this survey was retraced from a previous survey by Kenneth Kerst Jr. dated 1-5-1979.
- Easements shown on this survey are those provided by First American Title Insurance Company.
- Dimensions of improvements are rounded to the closest 1/10 foot.
- NO platted setback or building setback lines were delivered to the surveyor.
- NO Right-of-way plan was provided to the surveyor regarding the width of C.T.H. "X". Further research revealed that no ROW plan was on file with the Grant County Highway Department or WISDOT.
- 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. 20063710851 cleared on September 13, 2006. No excavations were made during the progress of this survey to locate buried utilities. No water lines or sewer lines were located or measured during the course of this survey. The location of the water or sewer lines are UNKNOWN. 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.
- 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 Bagley. The Village Clerk was contacted and indicated that no map has been published for the Village of Bagley.

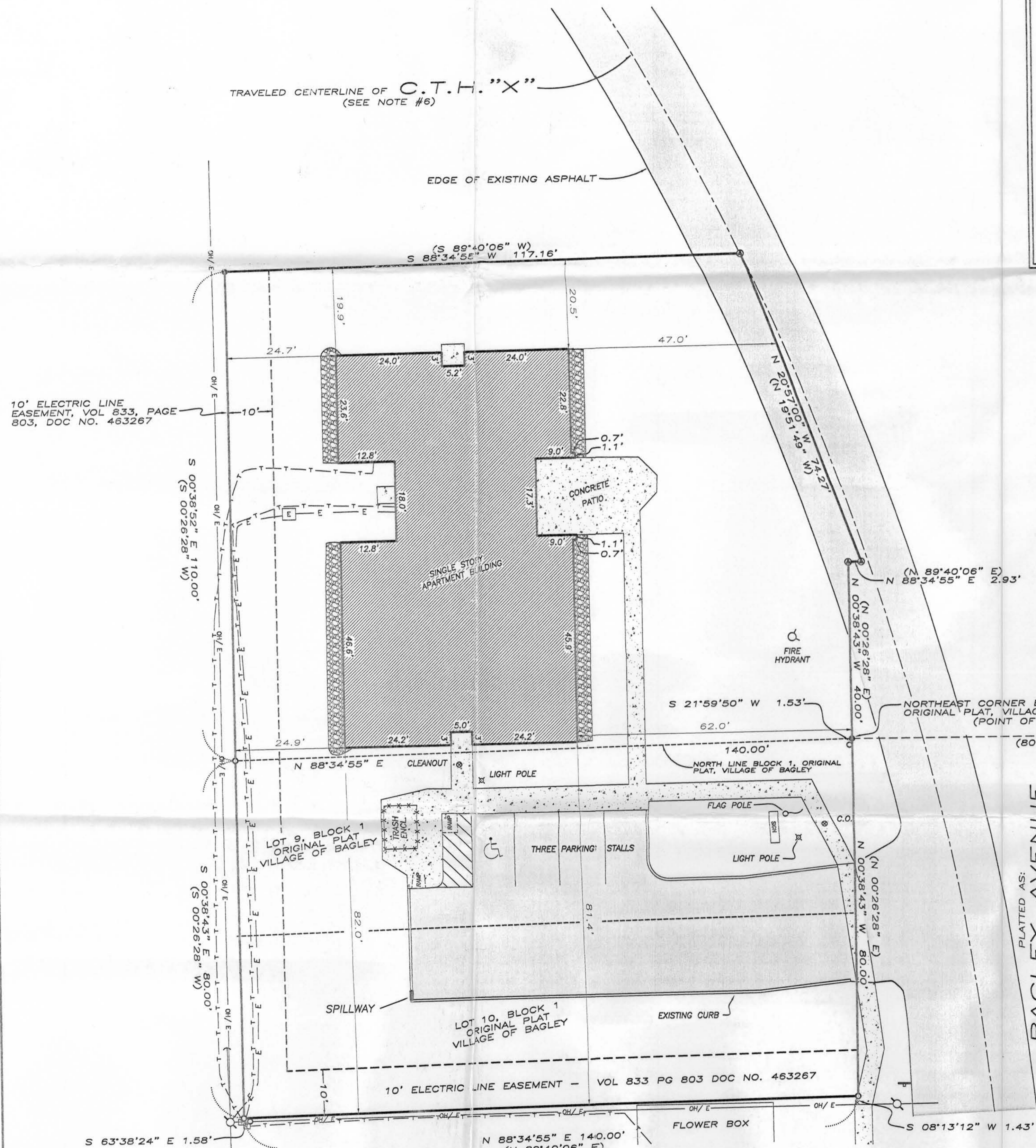
**LEGEND**

- P.K. NAIL SET
- NO. 6 x 24" REBAR SET WITH CAP
- NO. 6 REBAR FOUND
- x CHISELED "X" FOUND
- T - UNDERGROUND TELEPHONE SERVICE
- E - UNDERGROUND ELECTRIC SERVICE
- OH/E - OVERHEAD ELECTRIC SERVICE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- GUY WIRE
- CLEANOUT
- FIRE HYDRANT
- SIGN
- HANDICAP PARKING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING LANDSCAPE PEBBLES
- ( ) RECORDED AS



BEARINGS REFERENCED TO THE NORTH LINE OF BLOCK 1, ORIGINAL PLAT OF THE VILLAGE OF BAGLEY WHICH WAS ASSUMED TO BEAR N 88°34'55" E.

**PROPERTY ADDRESS:**  
 VALLEY APARTMENTS  
 325 NORTH BAGLEY AVENUE,  
 BAGLEY, WISCONSIN, 53801



**ALTA/ACSM LAND TITLE SURVEY**  
 -VALLEY APARTMENTS-  
 PROPERTY LOCATED IN THE VILLAGE OF BAGLEY, GRANT COUNTY, WISCONSIN  
 PROPERTY ADDRESS: 325 NORTH BAGLEY AVENUE, BAGLEY, WISCONSIN, 53801

**Austin Engineering LLC**  
 4211 HWY 81 E  
 LANCASTER, WI 53813  
 PHONE 808-723-6363  
 FAX 808-723-6702

PROJECT NO: 06s222  
 FIELDBOOK: (Y)DSR  
 G:\T5NR6W\17MG  
 H:\PLAT\BAGLEY\06s222-HOMZ-ALTA

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

SHEET 1 OF 1