

# ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION:  
(RECORDED IN VOLUME 1139, PAGE 511 AS DOCUMENT NO. 699174, GRANT COUNTY REGISTRY)

PARCEL 1:

Parcel I:  
A parcel of land located in Monroe Park Addition, City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof, said lands being all of Block B, part of vacated Monroe Street, all of Lots One (1), Two (2), Three (3), Four (4), Eight (8), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15) of Block C; part of Lot Five (5) and part of Lot Eleven (11) of Block C of said Addition, and the above being more particularly described as follows:  
Commencing at the Northeast corner of Lot 1, Block B of said Monroe Park Addition;  
thence North 89° 39' 18" West 415.50 feet along the South line of Monroe Street to the Northwest corner of Lot 7 of said Block B;  
thence South 00° 24' 05" West 236.55 feet along the East line of Elm Street to the Southwest corner of Lot 8 of said Block B;  
thence South 89° 29' 42" East 243.78 feet along the North line of Monroe Street;  
thence South 00° 23' 33" West 50.00 feet to the South line of Monroe Street;  
thence North 89° 29' 42" West 57.09 feet along the South line of Monroe Street to the Northwest corner of Lot 4 of said Block C;  
thence South 00° 23' 19" West 124.00 feet along the West line of said Lot 4 to the extension of the North line of Lot 8 of said Block C;  
thence North 89° 29' 42" West 186.73 feet to the Northwest corner of said Lot 8;  
thence South 00° 24' 05" West 64.00 feet along the East line of Elm Street to the Southwest corner of said Lot 8;  
thence South 89° 29' 42" East 186.74 feet along the South line of said Lot 8 and its extension thereof to the West line of Lot 12 of said Block C;  
thence South 00° 23' 19" West 92.61 feet along the West line of said Lot 12 to the Southwest corner of said Lot 12;  
thence North 76° 50' 21" East 235.38 feet along the North line of Camp Street to the Southeast corner of Lot 15 of said Block C;  
thence North 00° 23' 33" East 512.34 feet along the West line of 5th Street to the point of beginning.

Parcel II:  
The East 3.1 feet of Lot Ten (10); also all that part of Lot Eleven (11) which lies South of the North boundary of Lot 10 extended to the East; all in Block C of Monroe Park Addition to the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

PARCEL 2:

The North 124 feet of Lot Five (5);  
all of Lots Six (6), Seven (7) and Nine (9);  
and Lot Ten (10) EXCEPT the East 3.1 feet, all in Block "C" of Monroe Park Addition to the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.  
Also including that part of vacated Monroe Street which abuts Lots 4, 5 and 6 on the North side.

**SURVEYOR'S CERTIFICATE:**  
To Wisconsin Housing and Economic Development Authority, Senior Village of Platteville Limited Partnership, Midwest Title Corporation, and Commonwealth Land 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 the 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 11a 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 26th day of June, 2007.

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

**EXISTING ZONING:**  
Existing Zoning acquired from Joe Carroll, Director of Planning and Zoning, City of Platteville. The following information derived from City of Platteville, Chapter 22 Zoning, Section 22.054

**INSTITUTIONAL DISTRICT:**  
Lot Area: to be determined by building placement on the site as well as the setback requirements identified below:

**Lot Coverage (Building + Parking):**  
Maximum 70%. A conditional use permit shall be required to exceed this maximum.

**Height: Maximum 35 feet**  
**Specified Uses:**  
Yards: Street: 25 feet  
Rear: 30 feet  
Sides: One foot for each foot adjacent building height, but in no case less than 15 feet.

**Conditional Uses:**  
Yards: Principal structures and uses shall not be less than 50' from any residential lot line.

**FLOOD ZONE DESIGNATION:** This parcel is located in Zone X of the Flood Insurance Rate Map, Community-Panel Number 550154 0002 B, Map Effective dated September 29, 1996.

- NOTES OF SURVEY:**
- This property is currently under excavation.
  - This map was prepared from measurements taken on June 25, 2007.
  - This survey was prepared under the instructions of Jon Natvig of Elderspan Management LLC.
  - The boundary of this survey was retraced from a previous survey by Larry Austin dated 8-30-1994 and a Topographic Survey by Larry Austin dated 12-1-2005.
  - Recorded Easements provided to the Surveyor:  
Easement for Underground Electric Line Facilities recorded in Volume 750, Page 744 as Document No. 577065, Grant County Registry.
  - Other Documents reviewed during the course of this survey:  
Quit Claim Deed, Volume 1139, Page 511, Doc. No. 699174  
Quit Claim Deed, Volume 1139, Page 509, Doc. No. 699173  
Notice of Pending Action, Volume 1094, Page 124, Doc. No. 686851  
Warranty Deed, Volume 1083, Page 047, Doc. No. 683680  
Warranty Deed, Volume 1083, Page 049, Doc. No. 683681  
Affidavit, Volume 790, Page 146, Doc. No. 593902  
Warranty Deed, Volume 785, Page 663, Doc. No. 591885  
Resolution to Partially Discontinue a Street, Volume 778, Page 286, Doc. No. 588659  
Warranty Deed, Volume 778, Page 049, Doc. No. 588658  
Easement, Volume 750, Page 744, Doc. No. 577065  
Affidavit, Volume 746, Page 742, Doc. No. 575168  
Warranty Deed, Volume 707, Page 650, Doc. No. 557611
  - Dimensions of improvements are rounded to the closest 1/10 foot, existing buildings are rounded to the closest foot.
  - 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.

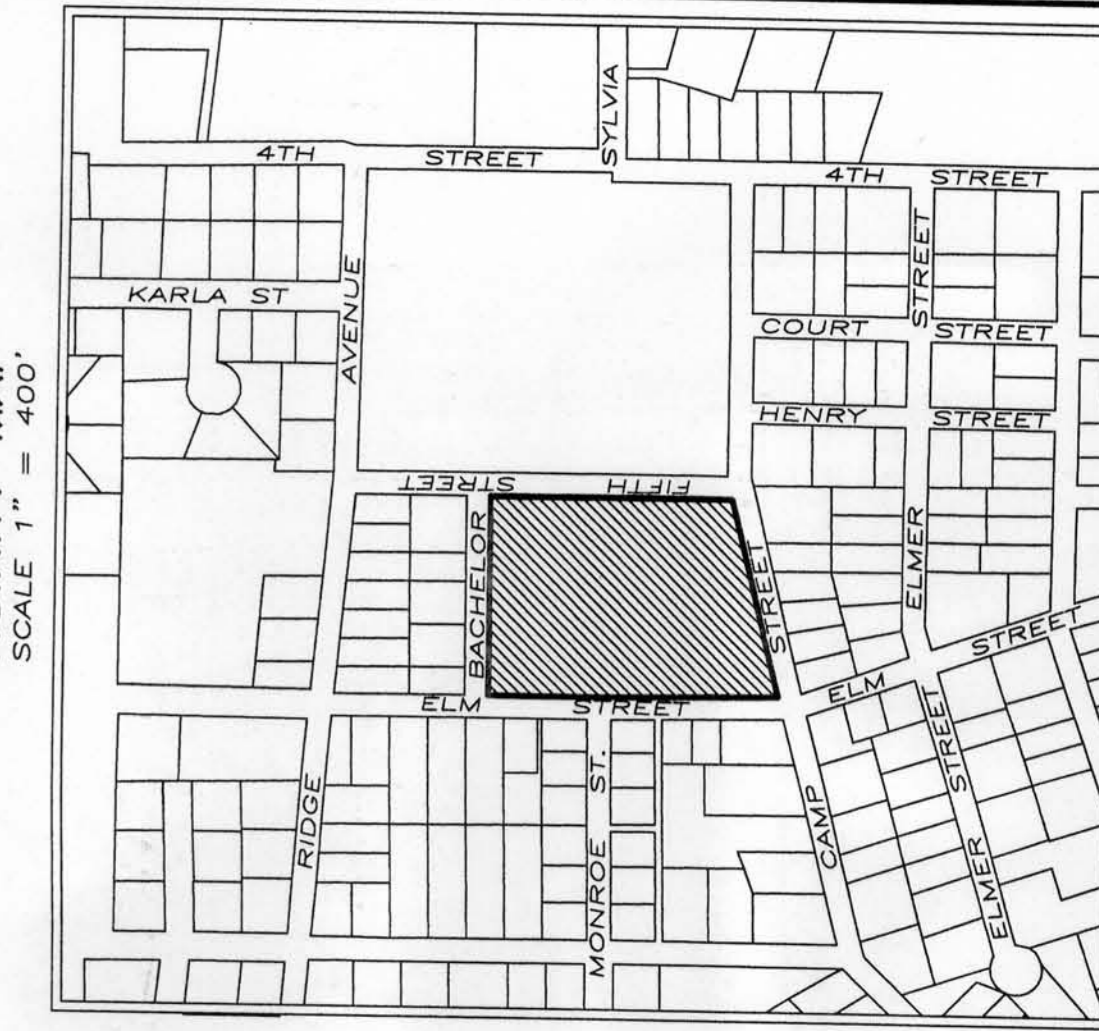
<b>WATER &amp; SEWER SERVICES</b> CITY OF PLATTEVILLE P.O. BOX 780 PLATTEVILLE, WI 53818 1-808-348-9741	<b>GAS &amp; ELECTRICITY SERVICES</b> ALLIANT ENERGY P.O. BOX 77002 MADISON, WI 53707-1002 1-800-862-8222	<b>TELEPHONE SERVICES</b> CENTURYTEL 135 NORTH BONSON PLATTEVILLE, WI 53818 1-800-201-4039
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(SMITH PARK)

FIFTH AVENUE  
Notice of Pending Action, Volume 1094, Page 124, Doc. No. 686851

AVENUE

VICINITY MAP  
SCALE 1" = 400'

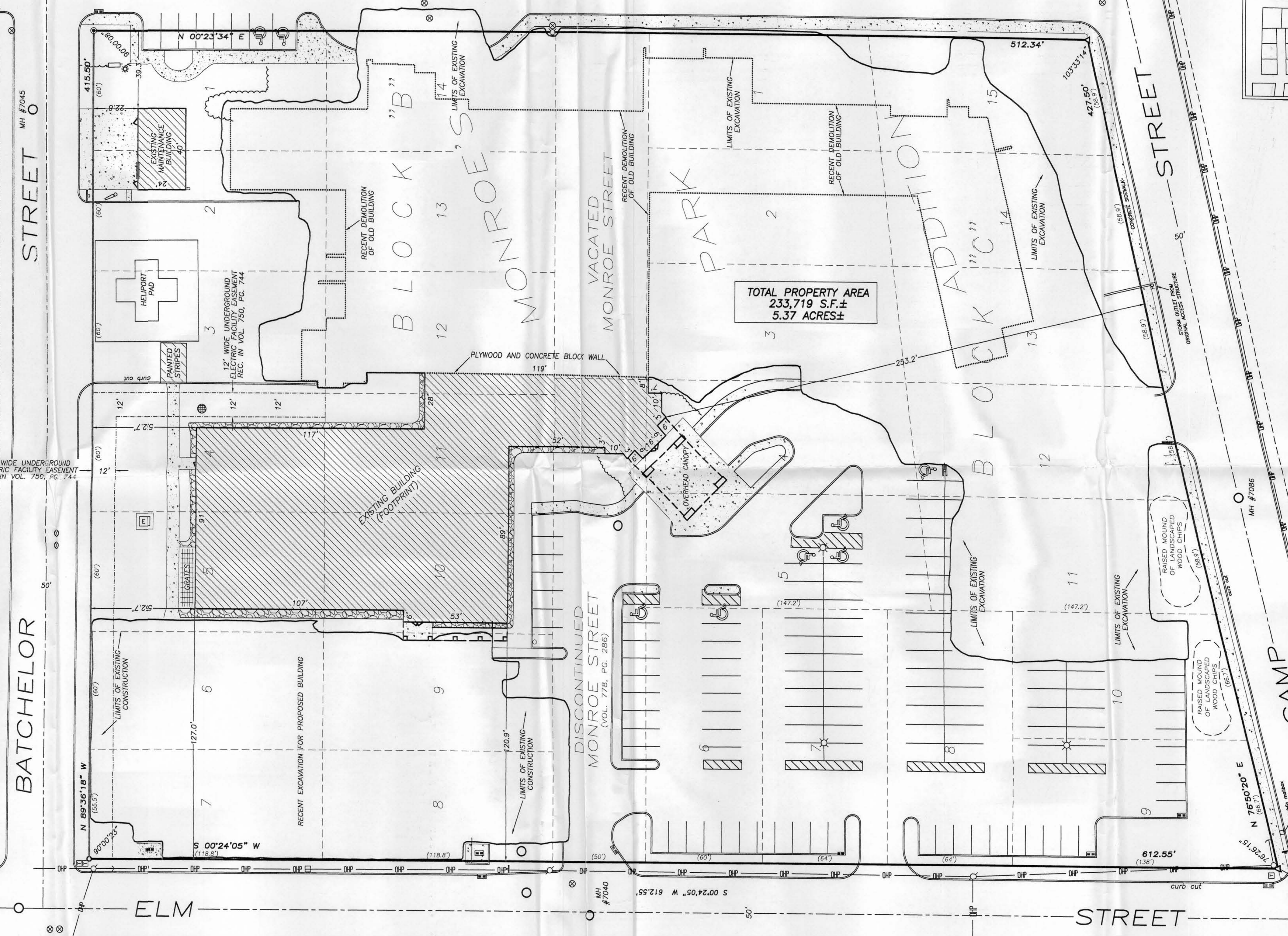


- LEGEND**
- 1" Iron Pipe Found
  - 1/2" Iron Bar Found in Concrete
  - No. 6 rebar found
  - Water Valve
  - Fire Hydrant
  - Existing Manhole
  - Storm Sewer Inlet
  - Existing Concrete Base of Light Pole
  - Existing Utility Pole
  - Existing Guy Wire
  - Existing Sign
  - Telephone Pedestal
  - Overhead Electric
  - Existing Concrete
  - Existing Landscaped Stone
  - Existing Concrete Curb (face of gutter not shown)
  - Original Platted Lot Lines



SCALE 1" = 30'

BEARINGS REFERENCED TO THE SOUTH LINE OF BLOCK C, MONROE PARK ADDITION TO THE CITY OF PLATTEVILLE, WHICH IS ASSUMED TO BEAR N 76°50'20" E.



TOTAL PROPERTY AREA  
233,719 S.F.±  
5.37 ACRES±



CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WIS STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

Prepared for:  
JON NATVIG  
Elderspan Management, LLC  
1402 Pankratz St., Suite 110  
Madison, Wisconsin 53704

**ALTA/ACSM LAND TITLE SURVEY**  
\*ELDERSPAN MANAGEMENT, LLC\*  
PROPERTY LOCATED IN MONROE PARK ADDITION,  
CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN  
PROPERTY ADDRESS: 250 CAMP STREET,  
PLATTEVILLE, WISCONSIN, 53818

**Austin Engineering**  
4211 HWY 81 E  
LANCASTER, WI 53813  
PHONE 808-723-6363  
FAX 608-723-6702

JOB NO: 045049  
FIELDBOOK: TDSR, 2333  
CREW: BS-SB-BD  
DRAWN BY: AJ JUSTIN  
APPROVED: LL AUSTIN