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ALTA/ACSM LAND TITLE SURVEY

Located in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 15, T3N, R1W of the 4th P.M., Prospect Park Addition to the City of Platteville and Discontinued Laughton Terrace, Grant County, Wisconsin.

Legend

○	No. 6 rebar found	◯	Ex. Manhole
⊗	No. 7 rebar found	◇	Ex. Fire Hydrant
⊠	No. 3 rebar found	◎	Ex. Water Valve
◉	1/4" dia drill hole placed in concrete	○	Ex. Power Pole
∅	Nail found	◇	Ex. Light Pole
△	2" iron pipe found	▯	Ex. Tele Pedestal
⊠	stone monument found	▭	Ex. Catch Basin
( )	Recorded As	——	Ex. Guy Wire

Description Provided:

A parcel of land located in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) and the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Fifteen (15), Town Three (3) North, Range One (1) West of the 4th P.M., being a Redivision of Lots Twenty (20) to Twenty-four (24) and Discontinued Laughton Terrace, City of Platteville, Grant County, Wisconsin, being described as follows:

Commencing at the South Quarter (S ¼) corner of said Section;
Thence N 00°21'51" W 1,045.78' along the North-South Quarter (N-S ¼) line of said Section;
Thence S 84°11'10" E 141.71' to the Northeast corner of said Lot 20 and the point of beginning;
Thence S 06°38'45" W 321.57' along the West right-of-way line of platted Ellen Street;
Thence S 69°34'17" W 161.84' along the North right-of-way line of Business #151;
Thence S 87°02'25" W 24.33' along a line as described in Volume 1143, Page 282, recorded as Document No. 700219, Grant County Registry;
Thence N 66°41'15" W 40.00';
Thence N 29°14'15" W 47.20';
Thence N 05°46'13" W 63.00';
Thence N 00°22'40" E 252.57' to the West line of said Lot 20;
Thence N 06°41'22" E 33.00' along the West line of said Lot 20 to the Northwest corner therof;
Thence S 84°11'10" E 275.21' along the North line of said Lot 20 to the point of beginning.

Surveyor's Certificate:

To M&I Marshall & Ilsley Bank, and Lawyers Title Insurance Corporation:

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 NSPA in 2005, and includes items 1, 3, 4, 6, 7a, 7b, 8, 9, 10, 11a, and 11b 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 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 5 day of FEB, 2008.

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

WISCONSIN LARRY L. AUSTIN S-1903 LANCASTER WI LAND SURVEYOR

General Notes:

1. Dates of field work: July 20, 2007; July 25, 2007; July 27, 2007; and November 27, 2007

2. The parcel depicted on this surveyis the same in the description referenced above.

3. Parcel Number Surveyed: 22-271-2242-0000 and 22-271-2243-0000
Property Address: 670 Ellen Street & 240 Hwy 151
Platteville, WI 53818

4. Utility locations are shown per evidence as observed in the field.

5. No attempt has been made as a part of this survey to obtain or show data concerning depth, condition, size, or capacity of any utility or muncipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.

6. No trees, hedges, or ground cover ave been located as a part of this survey.

7. By graphic plotting only, this parcels located in 'Zone X' - ' Areas determined to be outside 500 - year floodplain.' of the fflood insurance rate map Community Panel Number 55015400028, effective date September 29, 1996.

8. The land area of the parcel surveyed is 94,709 square feet or 2.17 acres.

9. Current zoning per the City of Platteville is B-3, Highway Business:

Minimum Lot Width	= 100'
Street Setback	= 50'
Side Setback	= 20'
Rear Setback	= 40'
Building Height	= 35' maximum

10. Surveyor has been provided with a copy of Title Commitment Number TC-1654, effective date January 14, 2008 at 4:00 p.m. from Lawyers Title Insurance Corporation. Schedule B-Section 2 of said commitment references the following:

-9. Public or private rights in that portion of the subject premises lying within Water Street, Ellen Street, Laughton Terrace, and Business Hwy #151.

-10. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, fees due under a developer's agreement, or other special assessments, charges or fees resulting from or payable on the development or improvement of the Land, assessed or charged either before or after the Date of Policy.

-11. EASEMENT from Robert R. Bishop to Wisconsin Power and Light Company by instrument dated February 18, 1953 and recorded in the Grant County Register of Deeds office March 13, 1953 in Volume 307 of Deeds on Page 407 as Document No. 241915.

-12. Easement for ingress and egress as reserved in WARRANTY DEED from G. Ross Timber, LLC, a Wisconsin limited liability company, to Timothy L. Rogers and Kimberly K. Rogers, husband and wife, as survivorship marital property, by instrument dated October 23, 2002 and recorded in the Grant County Register of Deeds office on November 13, 2002 in Volume 942 of Records on Page 1 as Document No. 646794.

-13. CONVEYANCE OF LANDS FOR HIGHWAY PURPOSE from Mrs. Hilda G. Buck, a widow, to Wisconsin Highway Commission, by instrument dated August 31, 1937 and recorded in the Grant County Register of Deeds office December 21, 1937 in Volume 1 of Highway Conveyances on Page 509.

-14. REVOCABLE OCCUPANCY PERMIT from Harley McWilliams to Wisconsin Department of Transportation by instrument recorded in the Grant County Register of Deeds office August 29, 1994 in Volume 734 of Records on Page 887 as Document No. 569859.

SCALE: 1"=30'
0 30' 60'

DATE: 2/2/2008 DRAWN BY: DJD/KAK

Surveyed For:
PLV1, LLC
Oakbridge Commons
7941 Tree Lane, Suite 105
Madison, WI 53717-2029

Surveyed By:

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

DELTA 3 ENGINEERING INC
Professional Civil-Municipal & Structural Engineering
Land Development Planning & CADD Services
52 Means Drive, Suite 101 Phone: (608) 348-5355
Platteville, Wisconsin 53818 Fax: (608) 348-5455