

FOUNDATION 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° 38' 18" West 415.50 feet along the South line of Batchelor 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.
Also including that part of vacated Monroe Street which abuts Lots 4, 5 and 6 on the North side.

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:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:
That the foundation as shown hereon was surveyed and mapped by me or under my direct supervision.
That this foundation survey was prepared under the instructions of Jon Natvig.
That to the best of my knowledge and belief, this map 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 this 13th day of March, 2008.

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

I-1 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.

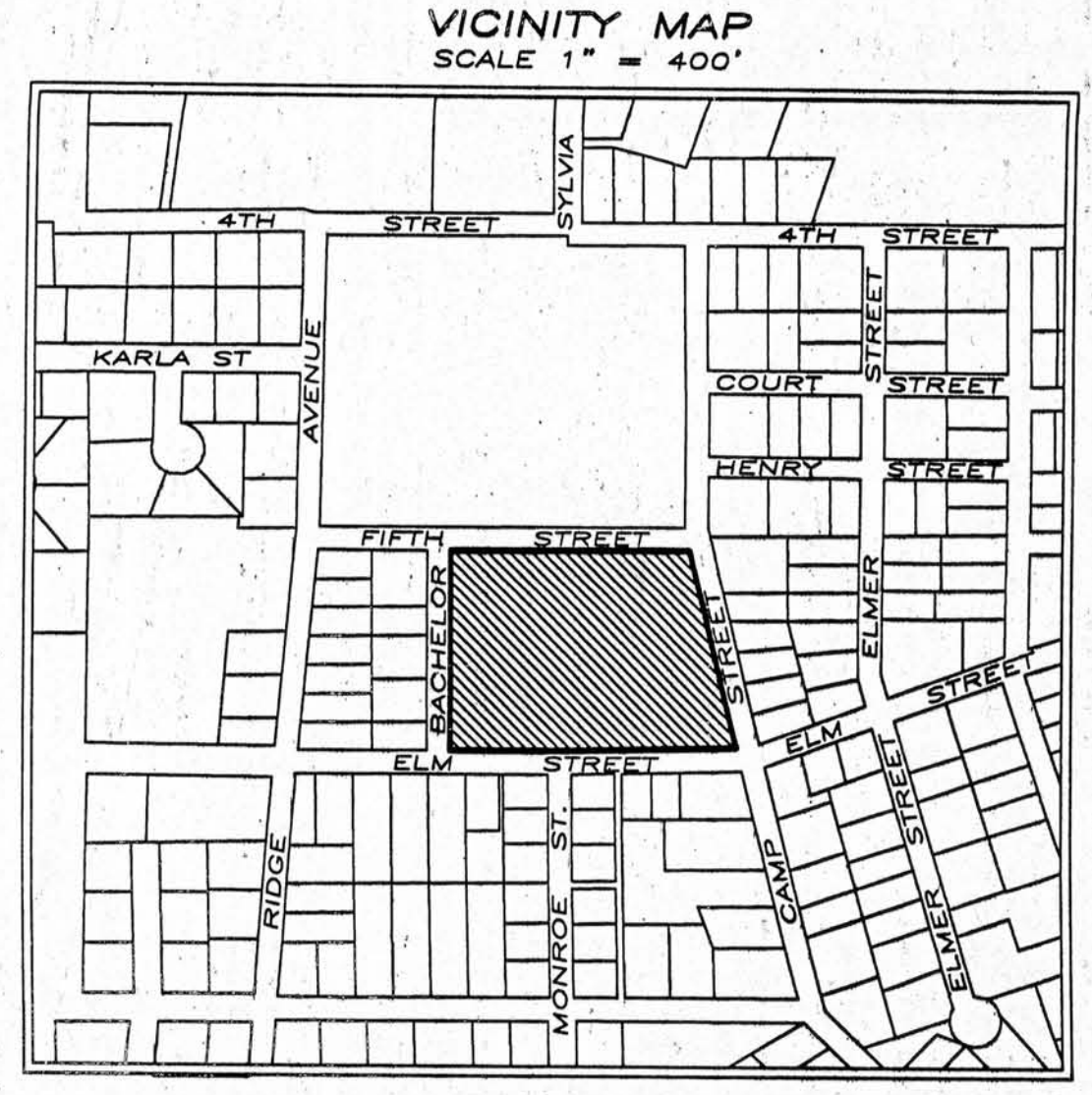
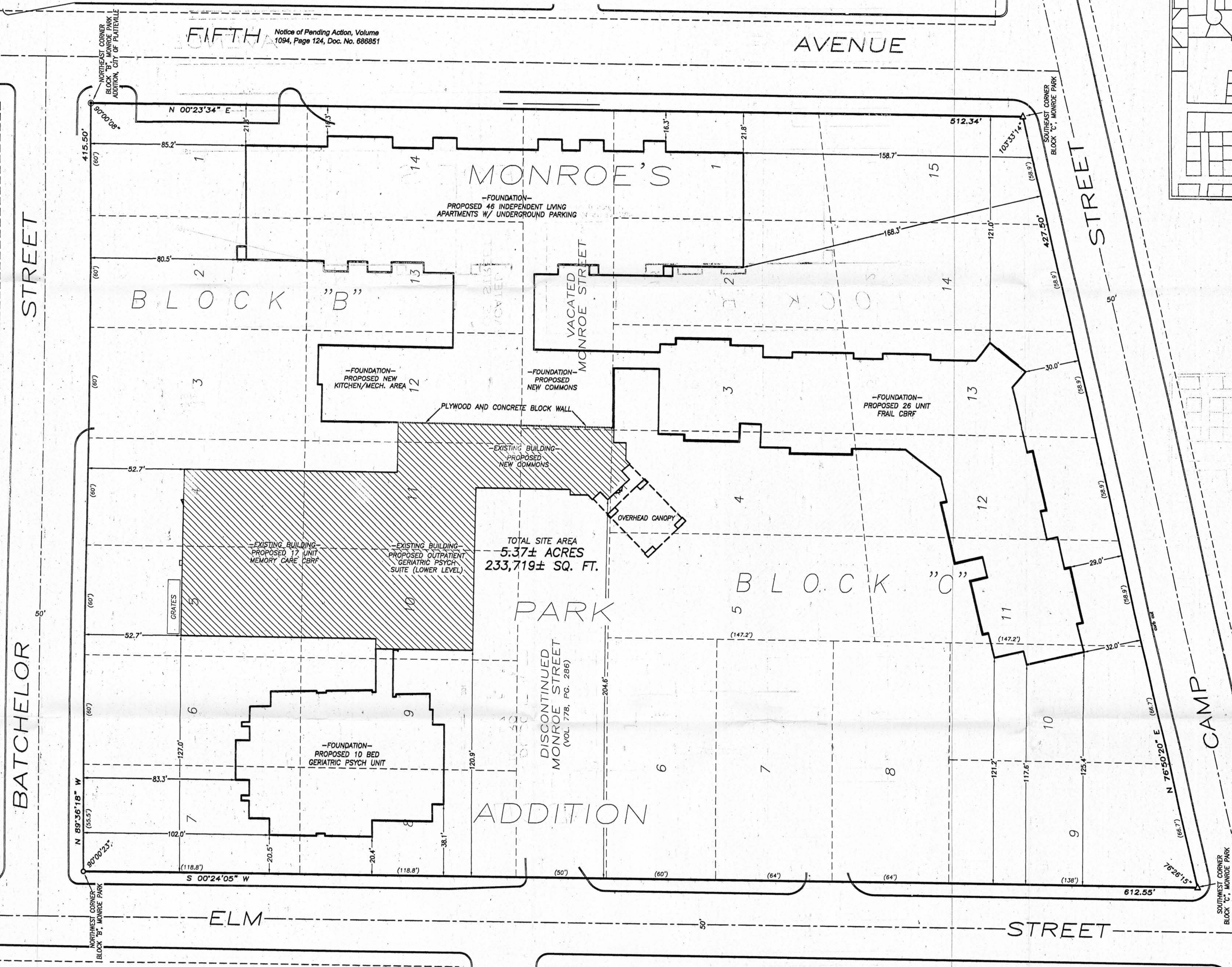
FLOOD ZONE DESIGNATION: This parcel is located in Zone X of the Flood Insurance Rate Map, Community-Panel Number 550154 0002 B, Map Effective dated September 29, 1996.

NOTES OF SURVEY:

- This property is currently under excavation and construction.
This map was prepared from measurements taken on February 28, 2008.
- At the time measurements were taken, there was a significant amount of snow cover on the site. The surveyor assumes no liability for any improvements which may have been located below the snow cover, which was not visible at the time this survey was prepared.
- 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, a Topographic Survey by Larry Austin dated 12-1-2005 and an ALTA IACSM SURVEY dated 8-26-2007.
- 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 506, Doc. No. 699173
Notice of Pending Action, Volume 1094, Page 124, Doc. No. 698851
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 045, Doc. No. 588568
Easement, Volume 750, Page 744, Doc. No. 577065
Affidavit, Volume 746, Page 742, Doc. No. 575188
Warranty Deed, Volume 707, Page 650, Doc. No. 557611
- Dimensions of improvements are rounded to the closest 1/10 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.

WATER & SEWER SERVICES CITY OF PLATTEVILLE P.O. BOX 780 PLATTEVILLE, WI 53818 1-808-348-9741	GAS & ELECTRICITY SERVICES ALLIANT ENERGY P.O. BOX 77002 MADISON, WI 53707-1002 1-800-862-8222	TELEPHONE SERVICES CENTURYLINK 135 NORTH BONSON PLATTEVILLE, WI 53818 1-800-201-4099
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(SMITH PARK)



LEGEND

- ▲ 1" Iron Pipe Found
- 1/2" Iron Bar found in Concrete
- No. 6 rebar found
- 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.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WS 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

FOUNDATION 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 B1 E
LANCASTER, WI 53813
PHONE: 608-793-6368
FAX: 608-783-8708

JOB NO: 084010
FIELDBOOK: TOSR_2333
DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
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H:\PLATVILLE\ARK\084010-ELDERSPAN

SHEET 1 OF 1