

# ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT 25, KEYSTONE DEVELOPMENT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

## PROPERTY DESCRIPTION

LOT TWENTY-FIVE (25) OF THE PLAT OF KEYSTONE DEVELOPMENT, A SUBDIVISION IN THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

THE KEYSTONE DEVELOPMENT PLAT BEING RECORDED IN THE GRANT COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 694052.

BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATION

This survey is made for the benefit of and is certified to:

**SARA INVESTMENT REAL ESTATE LLC & MIDWEST TITLE CORPORATION, an agent for COMMONWEALTH LAND TITLE INSURANCE COMPANY**

I, Richard S. Lawrence, a Registered Land Surveyor in the State of Wisconsin, do hereby certify to the aforesaid parties, as of the date set forth hereon, that I have made a careful survey of the tract of land described and shown hereon.

I further certify that:

1. 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, 3, 4, 5, 7a, 7b(1), 8, 9, 10, 11b, 16, 17 and 18 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.

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the "Property" described in the title policy.

3. Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements, or rights of way across said Property, that the Property described hereon is the same as the Property described in Commonwealth Land Title Insurance Company Commitment No. 131921-4 and all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted or otherwise noted as to their effect on the subject Property.

4. Except as shown, there appears to be no encroachments on adjoining property, streets or alleys by any buildings, structures or other improvements situated on adjoining property across property lines onto said Property or across zoning restriction lines in effect as of the date of the survey.

5. Said described Property is located within an area having a Zone Designation of C by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 555557 0325 B, with an effective date of June 17, 2003, for Community Number 550083, in Dane County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said Property is situated and the Property is not located in an area designated as a special flood hazard area by the U.S. Department of Housing and Urban Development.

6. The Property has direct physical access and means of ingress and egress to Stone Crest Road and Progressive Parkway, public streets on which the Property abuts.

7. As of the date of the field survey, this site is vacant.

*Richard S. Lawrence*  
Richard S. Lawrence  
Registration No. S-2364  
In the State of Wisconsin  
Date of Signature: 4/6-08  
Date of Field Survey: March 27, 2008



## UTILITY NOTES

THE PUBLIC IMPROVEMENTS FOR THE KEYSTONE DEVELOPMENT ARE CURRENTLY UNDER CONSTRUCTION IN THE AREA OF THIS PROPERTY. THEREFORE THIS PROPERTY CURRENTLY DOES NOT APPEAR TO BE SERVED BY PUBLIC UTILITIES.

## STATEMENT OF ENCROACHMENTS

THERE APPEARS TO BE NO VISIBLE ENCROACHMENTS

## SURVEYOR'S NOTES

1. THE PUBLIC IMPROVEMENTS FOR THE KEYSTONE DEVELOPMENT PLAT ARE CURRENTLY UNDER CONSTRUCTION.

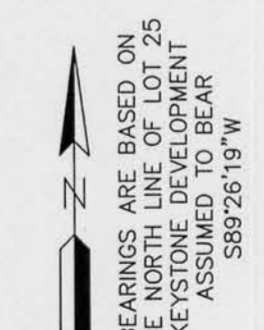
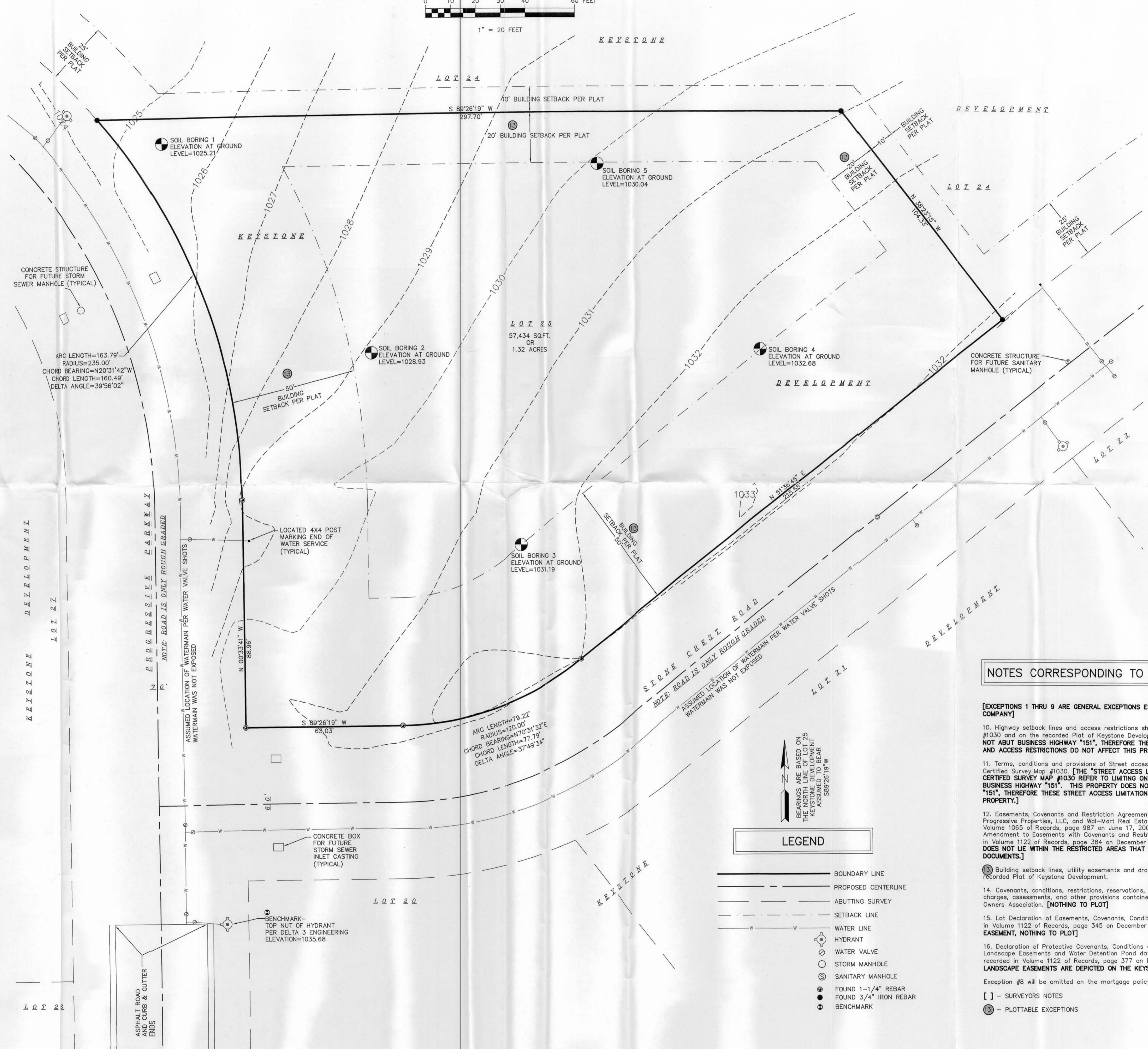
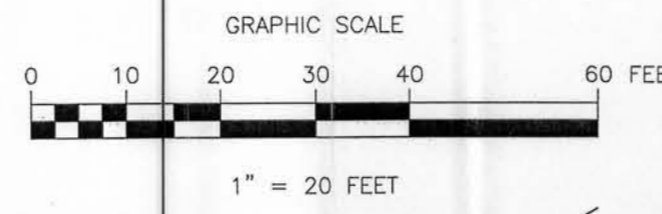
2. UTILITY EASEMENT—NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WIS. STATS. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.

4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT SUPPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CURRENT TAX PARCEL NUMBER (PER TITLE COMMITMENT): 271-3100-0350

CURRENT ADDRESS OF PROPERTY: UNKNOWN



## LEGEND

- BOUNDARY LINE
- - - PROPOSED CENTERLINE
- - - ABUTTING SURVEY
- - - SETBACK LINE
- - - WATER LINE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- SANITARY MANHOLE
- FOUND 1-1/4" REBAR
- FOUND 3/4" IRON REBAR
- BENCHMARK

## NOTES CORRESPONDING TO SCHEDULE B-2

- [EXCEPTIONS 1 THRU 9 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY]
10. Highway setback lines and access restrictions shown on Certified Survey Map #1030 and on the recorded Plat of Keystone Development. [THIS PROPERTY DOES NOT ABUT BUSINESS HIGHWAY "151". THEREFORE THESE HIGHWAY SETBACK LINES AND ACCESS RESTRICTIONS DO NOT AFFECT THIS PROPERTY.]
11. Terms, conditions and provisions of Street access limitation as shown on Certified Survey Map #1030. [THE "STREET ACCESS LIMITATIONS" SHOWN ON CERTIFIED SURVEY MAP #1030 REFER TO LIMITING ONLY TWO ACCESS POINTS TO BUSINESS HIGHWAY "151". THIS PROPERTY DOES NOT ABUT BUSINESS HIGHWAY "151". THEREFORE THESE STREET ACCESS LIMITATIONS DO NOT AFFECT THIS PROPERTY.]
12. Easements, Covenants and Restriction Agreement by and between Platteville Progressive Properties, LLC, and Mid-West Real Estate Business Trust, recorded in Volume 1065 of Records, page 987 on June 17, 2005 and subject to First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Volume 1122 of Records, page 384 on December 21, 2006. [THIS PROPERTY DOES NOT LIE WITHIN THE RESTRICTED AREAS THAT ARE DESCRIBED IN THESE TWO DOCUMENTS.]
13. Building setback lines, utility easements and drainage easements as shown on recorded Plat of Keystone Development.
14. Covenants, conditions, restrictions, reservations, limitations, uses, agreements, charges, assessments, and other provisions contained in Keystone Commercial Owners Association. [NOTHING TO PLOT]
15. Lot Declaration of Easements, Covenants, Conditions and Restrictions recorded in Volume 1122 of Records, page 345 on December 21, 2006. [BLANKET EASEMENT, NOTHING TO PLOT]
16. Declaration of Protective Covenants, Conditions and Restrictions for Outlots, Landscape Easements and Water Detention Pond dated December 20, 2006 and recorded in Volume 1122 of Records, page 377 on December 21, 2006. [NO LANDSCAPE EASEMENTS ARE DEPICTED ON THE KEYSTONE PLAT FOR LOT 25.]
- Exception #8 will be omitted on the mortgage policy.
- [ ] - SURVEYOR'S NOTES
- Ⓢ - PLOTTABLE EXCEPTIONS

DATE: 600 Grand Canyon Drive, Madison, WI 53719, (608) 833-0628, (608) 833-0746 (fax)

**MAYO CORPORATION**

ALTA/ACSM LAND TITLE SURVEY

**LOT 25 KEYSTONE DEVELOPMENT**

CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

PLAT DATE: APRIL 16, 2008 TIME: 1:42 PM

LAYOUT: ALTA

LAYER MANG: ALTA SHEET 1

DRAWN BY: J. Behrman, R. Lawrence

REVIEWED BY: R. Lawrence

FILE PATH: M:\S11008\SURV\S11008V-2.dwg

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