

SURVEYOR'S REPORT:

The first course in the description provided is:
"thence South 21°00' West 568.00 feet along the East line of South Chestnut Street to North bank of Rountree Branch;"

It should be noted that there is a jog in the Right of Way of Chestnut Street at the South line of Section 15. This jog was taken into consideration when retracing the property line and surveyed accordingly as shown.

The second course in the description provided is:
"thence South 81° 13' East 357.10 feet along said North bank to the Northerly right-of-way line of U.S. Highway #151"

The adjoining property to the South of the description provided, follows the centerline of Rountree Branch. This survey was prepared so that the property line would also follow the centerline of Rountree Branch to not create a gap between adjoining property owners.

The third course in the description provided is:
"thence Northeasterly along said right-of-way on an arc of a 3°23' curve, concave Southerly for a distance of 325.83 feet;"

The Northerly right of way of Business Highway 151 (formerly U.S. Highway #151) was utilized from the centerline of Rountree Branch to the East line as established below.

The fourth course in the description provided is:
"thence North 398.95 feet to the South line of Richard Street;"
A 1" iron pipe was located at the North end of this line. A 1" iron pipe was also found at the Northwest corner of [581-883]. Those pipes were utilized and projected Southerly to the North right of way of Business Highway 151 to establish the East line of this property.

The fifth course in the description provided is:
"thence South 89° 10' West 411.80 feet along said South line to the point of beginning."

The found monuments were accepted and utilized for the North line of this property.

The next statement in the description provided is:
"Excepting therefrom Lots 1 and 2, of Block 10 of said Straw Addition."

Lots 1 and 2 of Block 10 were established by a previous survey by Dale Dixon dated 12-14-1966. Although this survey was prepared as a Certified Survey Map, (signed, sealed and dated) no record was found of this survey being recorded as such.

An undated plot plan was found for this property which was prepared by Dixon & Orth Surveyors. This plot plan also showed the exterior boundaries of the property, along with dimensions.

No documents were furnished to the surveyor regarding Staley Avenue. Staley Avenue is being currently being used as an existing street. There also appears to be a 20 foot wide alley platted along the North line of Block 21 of Straw's Addition. No documentation was furnished to the surveyor regarding vacation or discontinuance.

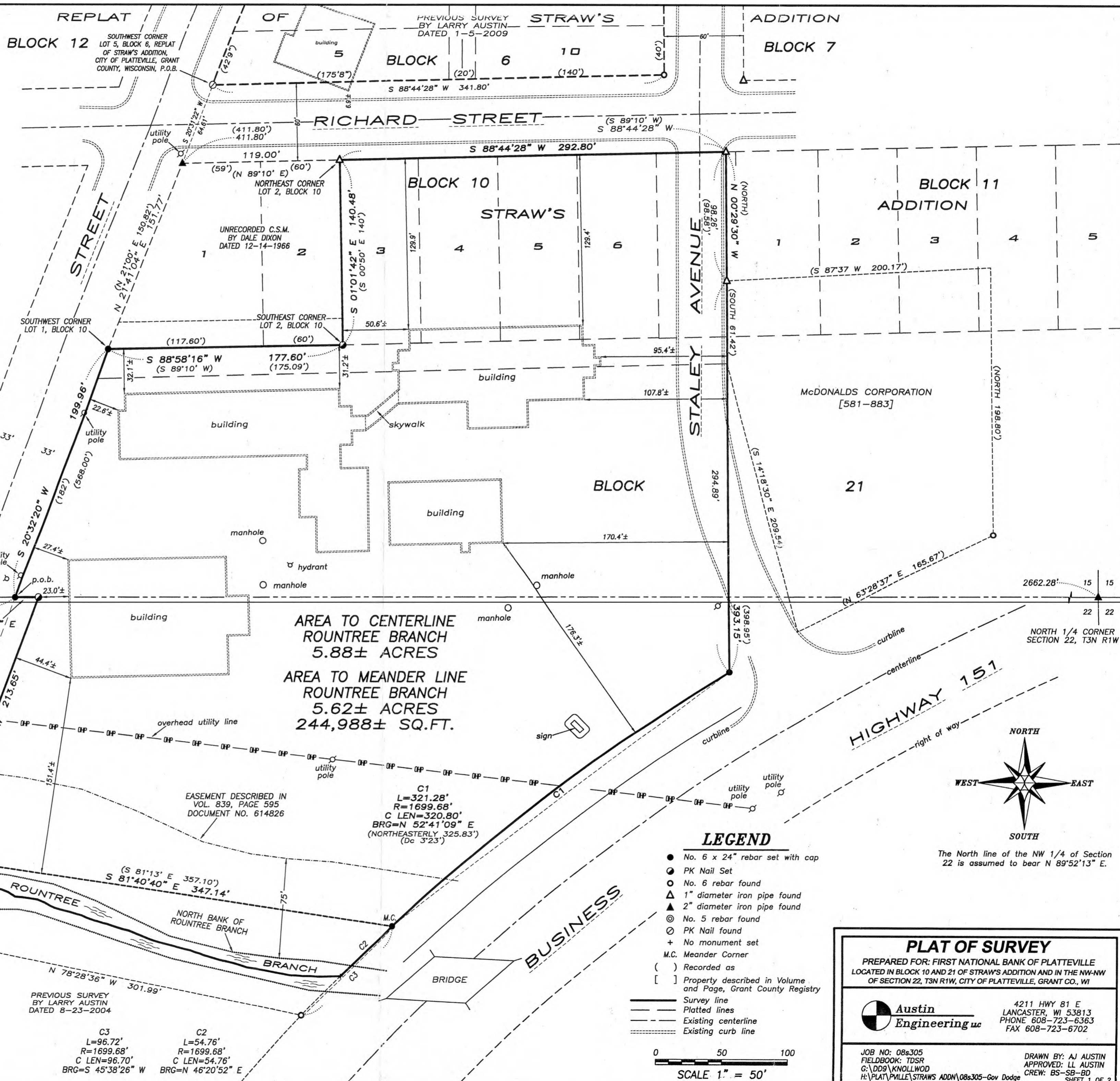
It is recommended that an updated title policy be provided to clarify any existing areas of concern. Quick Claim Deeds or a correction instruments may need to be prepared to clarify ownership.

16 15 N 89°52'13" E
21 22 243.72'

NORTHWEST CORNER SECTION 22, T3N R1W

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: JANUARY 27, 2008.

Larry L. Austin



AREA TO CENTERLINE ROUNTREE BRANCH 5.88± ACRES
AREA TO MEANDER LINE ROUNTREE BRANCH 5.62± ACRES 244,988± SQ.FT.

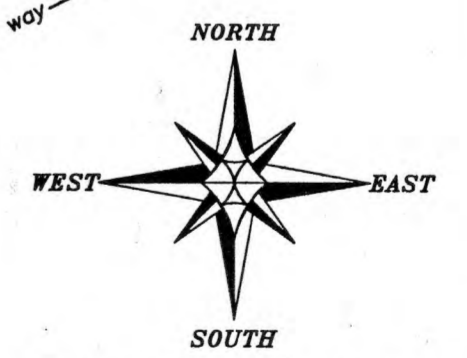
PREVIOUS SURVEY BY LARRY AUSTIN DATED 8-23-2004
C3 L=96.72' R=1699.68' C LEN=96.70' BRG=S 45°38'26" W
C2 L=54.76' R=1699.68' C LEN=54.76' BRG=N 46°20'52" E

C1 L=321.28' R=1699.68' C LEN=320.80' BRG=N 52°41'09" E (NORTHEASTERLY, 325.83') (Dc 3°23')

LEGEND

- No. 6 x 24" rebar set with cap
- PK Nail Set
- No. 6 rebar found
- ▲ 1" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- No. 5 rebar found
- PK Nail found
- + No monument set
- M.C. Meander Corner
- () Recorded as
- [] Property described in Volume and Page, Grant County Registry
- Survey line
- - - Platted lines
- - - Existing centerline
- - - Existing curb line

0 50 100
SCALE 1" = 50'



The North line of the NW 1/4 of Section 22 is assumed to bear N 89°52'13" E.

PLAT OF SURVEY
PREPARED FOR: FIRST NATIONAL BANK OF PLATTEVILLE
LOCATED IN BLOCK 10 AND 21 OF STRAW'S ADDITION AND IN THE NW-1/4 OF SECTION 22, T3N R1W, CITY OF PLATTEVILLE, GRANT CO., WI

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

JOB NO: 08s305
FIELDBOOK: TDSR
C:\DD9\KNOLLWOOD
H:\PLAT\PLATE\STRAW'S ADD\08s305-Gov Dodge

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS-SB-BD

SHEET 1 OF 2

Book 24 Page 600

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Beginning at the Northwest corner of Lot 1, Block 10, in Straw Addition to the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof; thence South 21° 00' West 568.00 feet along the East line of South Chestnut Street to North bank of Rountree Branch; thence South 81° 13' East 357.10 feet along said North bank to the Northerly right-of-way line of U.S. Highway #151; thence Northeasterly along said right-of-way on an arc of a 3° 23' curve, concave Southerly for a distance of 325.83 feet; thence North 398.95 feet to the South line of Richard Street; thence South 89° 10' West 411.80 feet along said South line to the point of beginning. Excepting therefrom Lots 1 and 2, of Block 10 of said Straw Addition. The above described land being part of Blocks 10 and 21 of said Straw Addition and part of the N.W. ¼ of the N.W. ¼ of Section 22, T3N, R1W of the 4th P.M., City of Platteville, Grant County, Wisconsin.

DESCRIPTION OF SURVEY:

Part of Block Ten (10) and Block Twenty-one (21) of Straws Addition to the City of Platteville, and part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Town Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin and being described as follows:
 Commencing at the Northwest corner of said Section Twenty-two (22);
 thence North 89° 52' 13" East 243.72' along the North line of said Section to the point of beginning;
 thence North 89° 52' 13" East 17.64' along the North line of said Section to the East right of way line of Chestnut Street;
 thence South 20° 32' 20" West 213.65' along the East right of way line of Chestnut Street to a meander corner being located North 20° 32' 26" East 23 feet, more or less, from the centerline of Rountree Branch;
 thence South 81° 40' 40" East 347.14' along the Northerly meander line of Rountree Branch to a meander corner located on the Northerly right of way of Business Highway 151, said meander corner being 55 feet, more or less, Northeasterly and on the arc of a curve concave Southeasterly of said right of way;
 thence 321.28' on the arc of a curve to the right having a radius of 1699.68' and a long chord bearing North 52° 41' 09" East 320.80' along said right of way;
 thence North 00° 29' 30" West 393.15' to the north line of said Block Ten (10);
 thence South 88° 44' 28" West 292.80' along the North line of said Block 10 to the northeast corner of Lot Two (2) of said Block 10;
 thence South 01° 01' 42" East 140.48' along the East line of said Lot 2 to the Southeast corner thereof;
 thence South 88° 58' 16" West 177.60' along the South line of Lot 2 and Lot One (1) of said Block 10 to the Southwest corner thereof;
 thence South 20° 32' 20" West 199.96' along the East right of way line of South Chestnut Street to the point of beginning INCLUDING ALL LANDS between the above described meander line and the centerline of Rountree Branch.
 Tract being subject to any and all easements of record and/or usage.

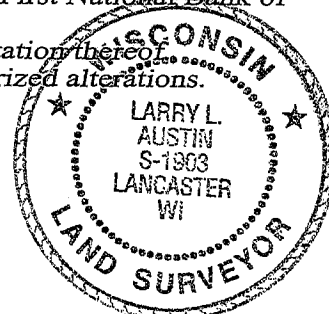
SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:

- That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.
- That conformance with local ordinances are not guaranteed with this survey.
- That this survey was prepared under the instructions of George Ohlendorf of First National Bank of Platteville.
- That to the best of my knowledge and belief, this plat 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.

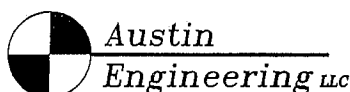
Dated this 27th day of January, 2009.

Larry L. Austin
 Larry L. Austin, S-1903



SURVEYOR'S NOTES:

It should be noted that the first course in the description provided was a straight line. Through research, it was revealed that the right of way for Chestnut Street has a jog along the Section line from 33 feet in width lying North of the Section line to 49.5 feet lying South of the Section line. This survey utilized the call to the East line of South Chestnut Street and utilized that right of way as the Westerly property line of the above described tract. It is recommended that the title policy be updated to accurately delineate any easements of record which may affect this tract. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished to the surveyor.



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

JOB NO: 08s305
 FIELDBOOK: TDSR
 G:\DD9\KNOLLWOD
 H:\PLAT\PLVILLE\STRAWS ADDN\08s305-Gov Dodge

DRAWN BY: AJ AUSTIN
 APPROVED: LL AUSTIN
 CREW: BS-SB-BD