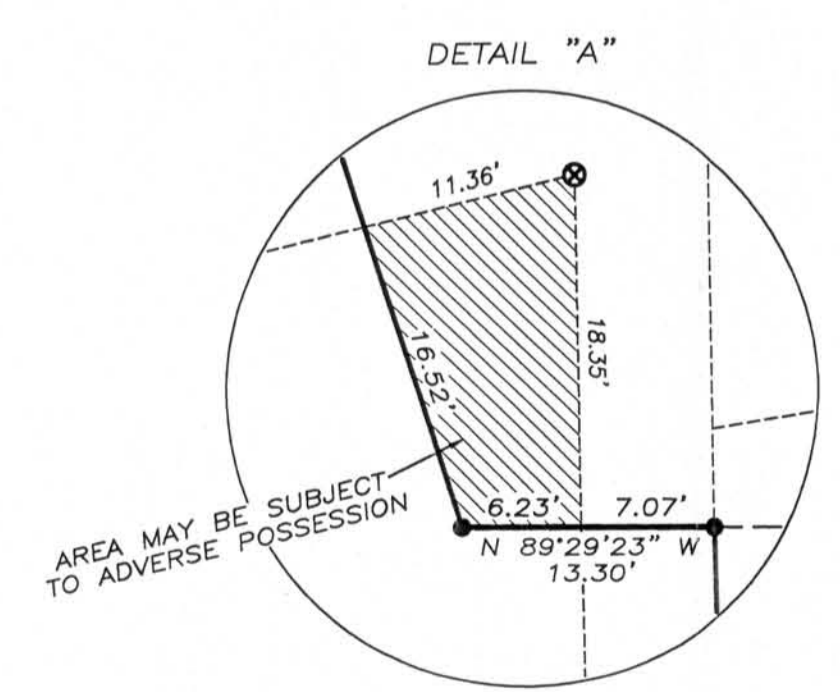
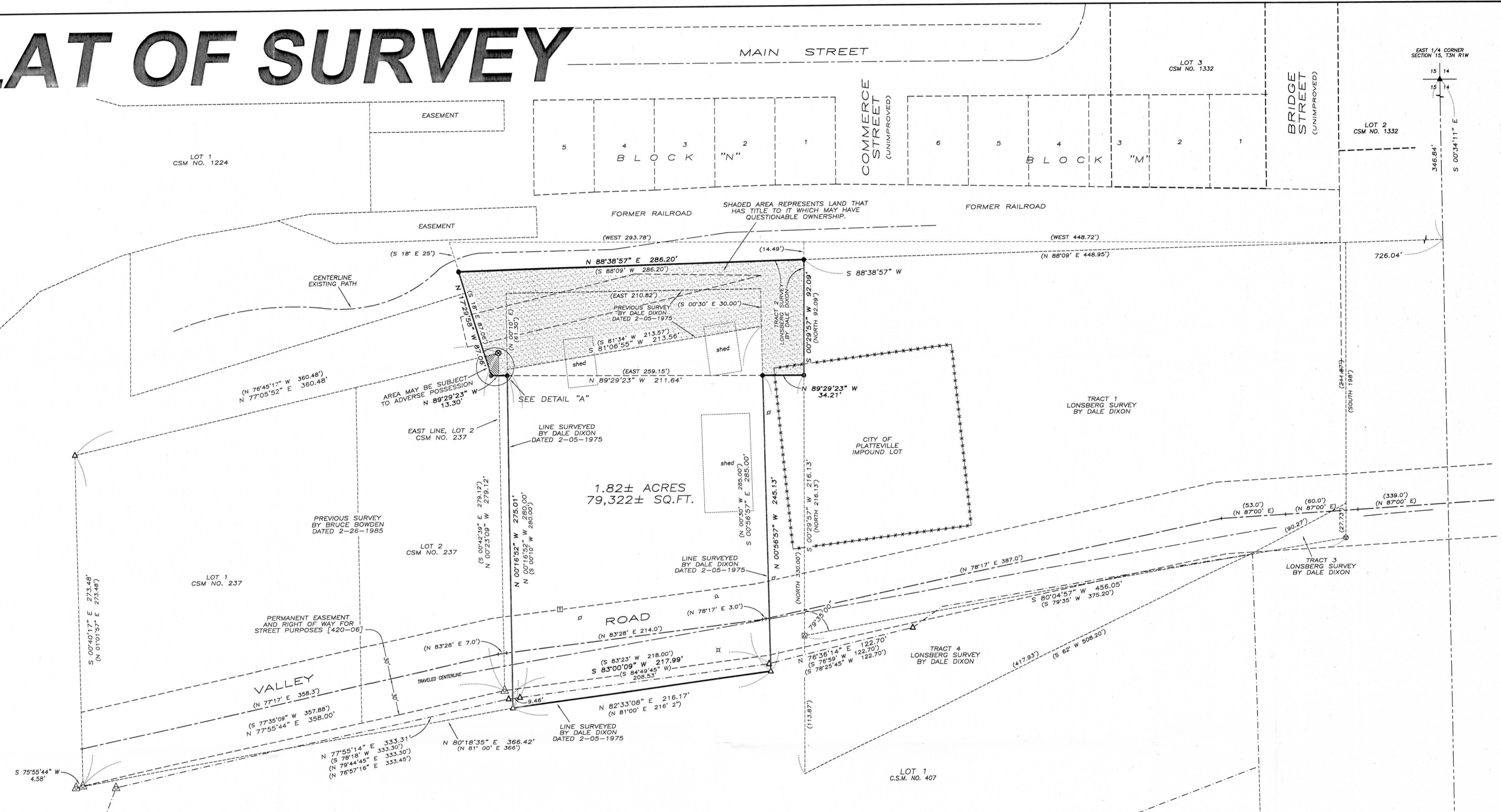


# PLAT OF SURVEY



### SURVEYOR'S NOTES:

This survey does not guarantee or warrant ownership.

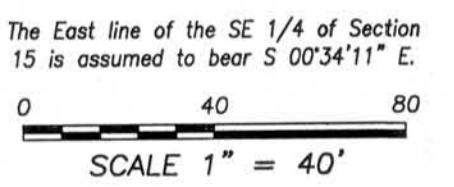
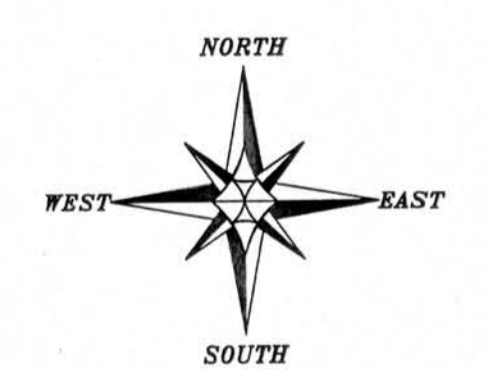
The first portion of the description provided was retraced based upon monuments found and lines surveyed as Tract 2 of the "Lonsberg Survey" by Dale Dixon. Those monuments found and utilized were retraced from Tract 1 and Tract 4 of said survey. This location does overlap onto Lot 2 of Certified Survey Map No. 237. The surveyor assumes no warranty as to ownership of that portion of land.

Part of the second portion of the description provided appears to be located within the first portion.

The third portion of the description provided was retraced from monuments found of lines previously surveyed by Dale Dixon dated 2-05-1975 for "Consumers Co-operative Oil Co".

The location of the Railroad R.O.W. shown on this survey is an approximate location. I found no existing evidence to determine the true location of the Railroad R.O.W. Several Maps were found in the area, which all appear to show different locations. Those maps are as follows:

- Railroad Right of Way Plan.
- A map by Dale Dixon showing the Original Power and Light property and the Original Co-op Oil property.
- Consumer Co-operative Oil Co. Property Survey by Dale Dixon dated 2-5-1975.
- Plat Plan of Platteville Consumer's Co-op Oil Co. by H. Kleinhammer dated July, 1938.
- A map for William Weigel by H. Kleinhammer dated May 25, 1934.
- Map of Proposed Main St. Extension and Surrounding Areas by Laurence Schmit dated 1-30-1979.
- Survey by Carl Bartels dated 2-23-1966.
- Lycan Inc. Property survey by Dale Dixon dated 6-10-1975.
- Certified Survey Map No. 237 prepared by Bruce Bowden dated 2-25-1985.
- Certified Survey Map No. 1332 prepared by Stanley King dated 3-21-2007.



### LEGEND

- No. 6 x 24" rebar set with cap
- ⊙ Round concrete monument found
- △ 1" diameter iron pipe found
- ▲ 1 1/2" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- ⊙ 3/4" iron pipe found
- ⊙ Steel spike found
- ⊙ Fire hydrant
- ⊙ Utility pole
- ⊙ Light pole
- ⊙ Telephone pedestal
- + No monument set
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- \*-\*- Chain link fence



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: 10-16-2008.

*Larry L. Austin*

**PLAT OF SURVEY**  
PREPARED FOR: KURT SOMMERFELD  
LOCATED IN SECTION 15, T3N R1W, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

**Austin Engineering Inc.**  
4211 HWY 81 E  
LANCASTER, WI 53813  
PHONE: 608-723-8363  
FAX: 608-723-6702

JOB NO: 08a212  
FIELDBOOK: TDSR  
G:\P\LL\W\WYNTS2  
H:\PLAT\PLATE\RAILROAD\08a212-SOMMERFELD

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

SHEET 1 OF 2

# PLAT OF SURVEY

**DESCRIPTION PROVIDED:**

PROPERTY DESCRIBED IN VOLUME 1005, PAGE 546, GRANT COUNTY REGISTRY, AND BEING DESCRIBED AS FOLLOWS:

Commencing at the East Quarter corner of Section 15, T3N, R1W of the 4th P.M., Grant County, Wisconsin;  
 thence South 374.22 feet (567 links);  
 thence West 715.36 feet;  
 thence South 14.49 feet to the point of beginning;  
 thence South 88° 09' West 286.20 feet;  
 thence South 18° 00' East 87.06 feet;  
 thence East 259.15 feet;  
 thence North 92.09 feet to the point of beginning, all being a part of Lot Nine (9), Block Five (5) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, and a part of Outlot One (1) of Laughton's Subdivision to the City of Platteville, Grant County, Wisconsin.

Also including a parcel of land located in the Northeast Quarter (N.E. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Fifteen (15), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, State of Wisconsin, which is Southeasterly 25 feet, measured at right angles to the Southeasterly line of the land described in the Deed hereinafter referred to, of the East 250 feet of the land acquired by Grantor by Warranty Deed dated April 25, 1904 and recorded in Grant County, Wisconsin, deed records in Volume 160, Pages 608 and 609, May 1, 1907.

Also including commencing at a point on the 8th Section line running North and South through S.E. 1/4 of said Section 15, T3N, R1W of the 4th P.M., Grant County, Wisconsin, which is 12 1/2 feet South of the Northwest corner of Outlot 1 of Laughton's Subdivision: to the City of Platteville;  
 thence running South 274 feet to the South fence of the Platteville Gas Company's property;  
 thence North 81° East 366 feet to a point marked by an iron stake driven in the ground and the place of beginning of the tract to be described;  
 thence running North 83° East 216 feet and 2 inches;  
 thence run North 1/2° West 285 feet to the Southern boundary line of the C.M.St.P. and Pacific R.R. Company's right of way;  
 thence run South 81 1/4° West along the said right of way to the center line of Ann Street extended;  
 thence run South 0° 10' West 280 feet to the place of beginning.

The above parcel of land is also described as part of Lot Ten (10) in Block Five (5) of the Assessment Plat in the Village (now City) of Platteville, Grant County, Wisconsin, and part of Outlot One (1) of Laughton's Subdivision in the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

**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 Kurt Sommerfeld.

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 16th day of October, 2008.

  
 Larry L. Austin, S-1903



**SURVEYOR'S NOTES:**

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 the surveyor.



Austin Prepared For: **KURT SOMMERFELD**  
 Engineering LLC

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

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 FIELDBOOK: TDSR  
 G:\PVILLE\WEYGNTS2  
 H:\PLAT\PVILLE\RAILROAD\08s212-SOMMERFELD

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

SHEET 2 OF 2

MAY 28 2009