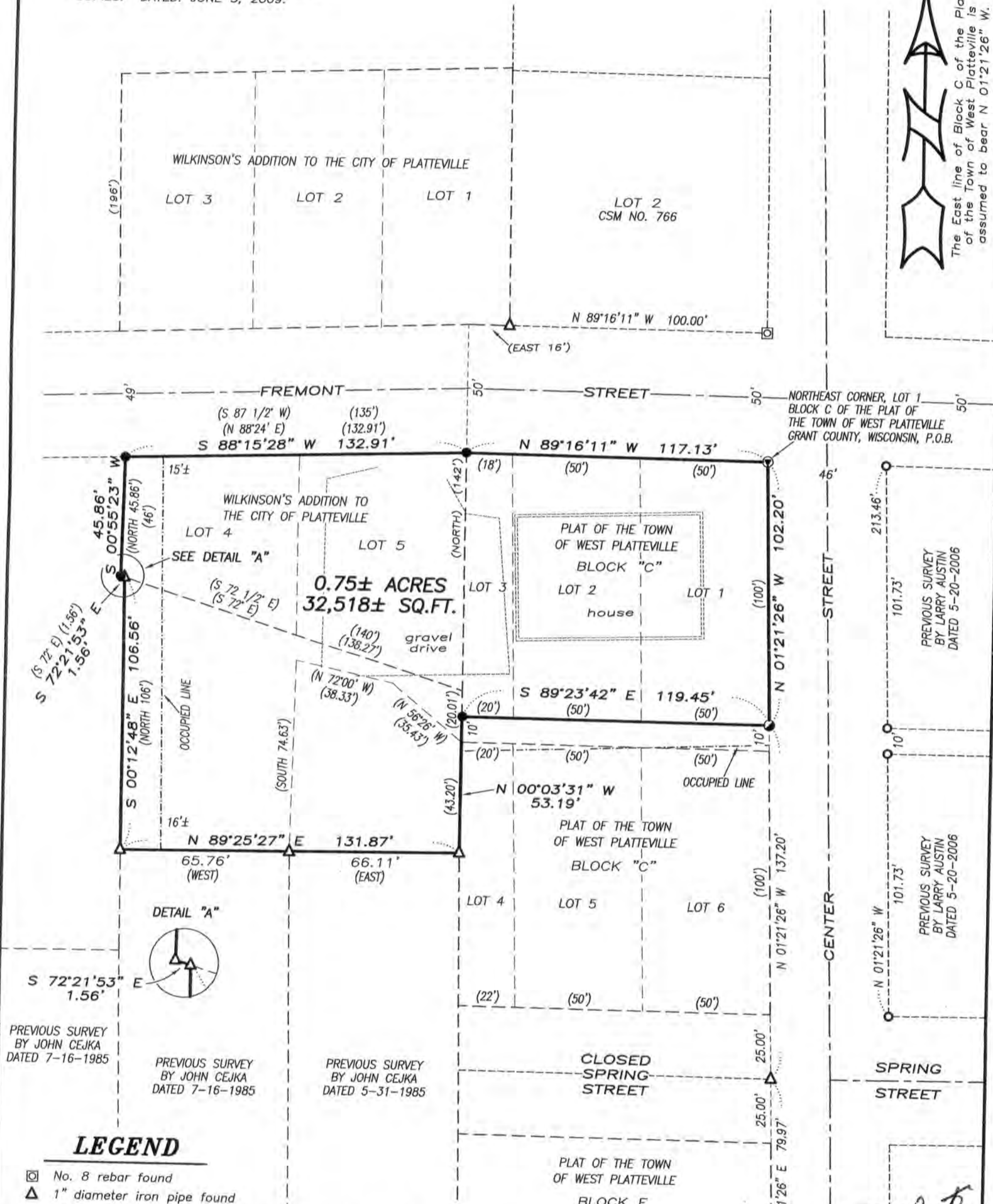


PLAT OF SURVEY

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: JUNE 5, 2009.

The East line of Block C of the Plat of the Town of West Platteville is assumed to bear N 01°21'26" W.



0.75± ACRES
32,518± SQ.FT.



PREVIOUS SURVEY BY JOHN CEJKA DATED 7-16-1985

PREVIOUS SURVEY BY JOHN CEJKA DATED 7-16-1985

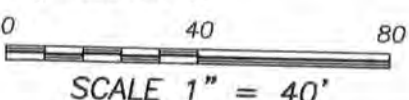
PREVIOUS SURVEY BY JOHN CEJKA DATED 5-31-1985

PREVIOUS SURVEY BY LARRY AUSTIN DATED 5-20-2006

PREVIOUS SURVEY BY LARRY AUSTIN DATED 5-20-2006

LEGEND

- ☐ No. 8 rebar found
- △ 1" diameter iron pipe found
- No. 6 rebar found
- No. 6 x 24" rebar set with cap
- ⊙ P.K. Nail set
- ⊖ Cotton Gin Spike set
- () Recorded as



SURVEYOR'S NOTES:

The description provided (excluding Block "C", West Platteville Addition) was previously surveyed for Robert Brame by Dale Dixon and John Orth dated 11-23-1964. This Survey retraced lines of the Dale Dixon and John Orth Survey and included that portion of Block "C" of West Platteville Addition.



Austin Engineering LLC

Prepared For: **DARYL YURS**

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

JOB NO: 09s106
FIELDBOOK: 2901
G:\PVILLE\HOUDEN
H:\PLAT\VILLE\WPVILLE\09s106-YURS

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

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Warranty Deed recorded in Volume 495, Page 293 as Document No. 440819, Grant County Registry and being described as follows:

Lots 4 and 5 of Wilkinson's Addition to the City of Platteville, Grant Co., Wis.

Commencing at a point on the North line of West Main Street which is 99.00 ft. (1.50 Chains) North of the N.W. corner of Lot 4 in the SE 1/4 of the NE 1/4 of Sec. 16, T3N, R1W, Grant Co., Wis.; thence S. 72° 00' E. 138.27 ft. (2.09 1/2 chains) along said North line of West Main Street; thence North, 224.00 ft. to the point of beginning; thence North, 106.00 ft.; thence S 72° 00' E. 138.44 ft. (2.09 3/4 chains) to the West line of Lot 3, Block "C" of the Plat of Town of West Platteville, Grant Co., Wis.; thence S 00° 11' E, 20.01 ft. along said West line; thence N 56° 26' W, 35.43 ft.; thence N 72° 00' W, 38.33 ft.; thence South, 74.63 ft.; thence West, 65.76 ft. to the point of beginning, all being a part of Lots 21 and 22, Block 62 of the Assessment Plat of the City of Platteville, Grant Co., Wis.

Commencing at a point on the North line of West Main Street which is 99.00 ft. (1.50 chains) North of the NW corner of Lot 4 in the SE 1/4 of the NE 1/4 of Sec. 16, T3N, R1W, Grant Co., Wis.; thence S 72° 00' E, 138.27 ft. (2.09 1/2 chains) along said North line of West Main Street; thence North, 224.00 ft.; thence East, 65.76 ft. to the point of beginning; thence East, 66.11 ft. to the West line of the Plat of Town of West Platteville, Grant Co., Wis.; thence N 00° 11' W, 43.20 ft. along said West line; thence N 56° 26' W, 35.43 ft.; thence N 72° 00' W, 38.33 ft.; thence South, 74.63 ft. to the point of beginning, all being a part of Lot 22, Block 62 of the Assessment Plat of the City of Platteville, Grant Co., Wis.

Lots 1, 2, and 3 in Block "C" of West Platteville, an Addition to the Village (now City) of Platteville, Grant Co., Wis., according to the recorded map or plat thereof.

TRACT BEING REDESCRIBED AS FOLLOWS:

Being Lots 1, 2 and 3 of Block "C" of the Plat of the Town of West Platteville, according to the recorded map or plat thereof, Lots 4 and 5 of Wilkinson's Addition to the City of Platteville, according to the recorded map or plat thereof and part of Lots 21 and 22 of Block 62 of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, containing 0.75 acre, more or less, and being described as follows:

Commencing at the Northeast corner of Lot 1 of said Block "C", said corner being the point of beginning;
thence North 89° 16' 11" West 117.13' along the North line of said Block "C" to the Northwest corner thereof;
thence South 88° 15' 28" West 132.91' along the North line of Lots 5 and Lot 4 of said Wilkinson's Addition to the Northwest corner of Lot 4;
thence South 00° 55' 23" West 45.86' along the West line of said Lot 4;
thence South 72° 21' 53" East 1.56' along the South line of said Lot 4;
thence South 00° 12' 48" East 106.56' along the West line of that property as described in Volume 495, Page 293 recorded as Document No. 440819, Grant County Registry to the Southwest corner thereof;
thence North 89° 25' 27" East 131.87' along the South line of said property described in Volume 495, Page 293 to the West line of said Block "C";
thence North 00° 03' 31" West 53.19' along the West line of said Block "C" to the Southwest corner of Lot 3 thereof;
thence South 89° 23' 42" East 119.45' along the South line of Lots 3, 2 and 1 to the Southeast corner of said Lot 1;
thence North 01° 21' 26" West 102.20' along the East line of said Lot 1 to the point of beginning.
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.

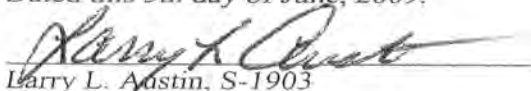
That this survey was prepared under the instructions of Daryl Yurs.

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 5th day of June, 2009.


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: DARYL YURS
Engineering LLC

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G:\PVILLE\HOUDEN
H:\PLAT\PVILLE\WPVILLE\09s106-YURS

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

SHEET 2 OF 2