

DESCRIPTION PROVIDED:
PROPERTY DESCRIBED IN VOLUME 1116, PAGE 732, DOCUMENT NO. 692882, GRANT COUNTY
REGISTRY AND BEING DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of the intersection of West Pine Street and Street unnamed (sometimes called Short Street) in the City of Platteville, Grant County, Wisconsin, thence North 00° 19' West 234.36 feet; thence North 89° 51' West 304.87 feet; thence South 01° 08' East 236.85 feet; thence North 89° 41' East 301.50 feet to the place of beginning. The parcel of land above described is designated on the Assessor's Map of the City of Platteville, Grant County, Wisconsin as Lot 4, Block 63.

ALSO known as:

PARCEL 1: Beginning at the Northwest corner of the intersection of West Pine Street and Short Street in the City of Platteville, Grant County, Wisconsin, thence North 0° 19' West 147.50 feet, thence South 62° 45' West 159.50 feet, thence South 27° 15' East 84.42 feet, thence North 89° 41' East 104.00 feet to the point of beginning;

PARCEL 2: Commencing at the Northwest corner of the intersection of West Pine Street and Short Street in the City of Platteville, Grant County, Wisconsin, thence North 0° 19' West 147.50 feet to the point of beginning, thence South 62° 45' West 159.50 feet, thence North 27° 15' West 87.00 feet, thence North 62° 45' East 180.40 feet, thence South 89° 51' East 20.77 feet, thence South 0° 19' East 86.86 feet to the point of beginning;

PARCEL 3: Commencing at the Northwest corner of the intersection of West Pine Street and Short Street, in the City of Platteville, Grant County, Wisconsin, thence North 89° 41' West 104.00 feet to the point of beginning, thence North 27° 15' West, 171.42 feet, thence South 62° 45' West 135.89 feet, thence South 1° 08' East 91.29 feet, thence North 89° 41' East 197.50 feet to the point of beginning;

PARCEL 4: Commencing at the Northwest corner of the intersection of West Pine Street and Dorm Street (Short Street) in the City of Platteville, Grant County, Wisconsin; thence South 89° 41' West 301.50 feet; thence North 01° 08' West 91.29 feet to the point of beginning; thence North 62° 45' East 316.29 feet; thence North 89° 51' West 284.10 feet; thence South 01° 08' East 145.56 feet to the point of beginning. All of the parcels 1, 2, 3 and 4 being in tract formerly designated as Lot 4 of Block 63 of the Assessment Plat of the City of Platteville, Grant County, Wisconsin. And all being subject to easements of record.

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 Jeffery Houden of RCJ Enterprises, LLC.
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 8th day of June, 2010.

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

SURVEYOR'S NOTES:

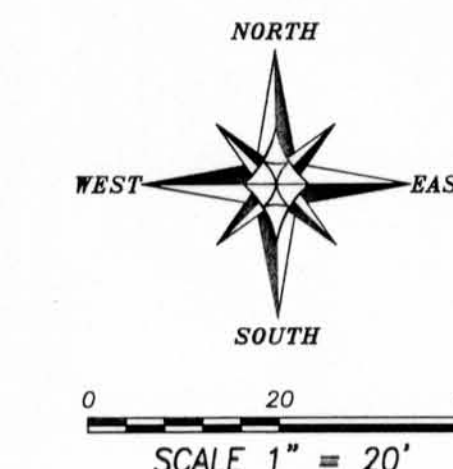
- NOTES OF SURVEY:**
1. **ZONING:** Information was provided by the City of Platteville:
R-3 - MULTIFAMILY RESIDENTIAL DISTRICT
Multi-Family and Conditional uses:
Lot Width = 100 feet
Lot Area = Minimum 12,000 square feet with a minimum of 2,000 square feet per efficiency apartment, 2,500 square feet per one bedroom apartment and 3,000 square feet per two or more bedroom apartment
Lot Coverage (Building+Parking) Maximum 70%
Yards:
Street: 25 feet
Sides: 10 feet each minimum; however, side lot lines that abut property in the R-1 and R-2 districts shall be increased by one foot for each foot of building heights above 25 feet.
Rear: 25 feet
Building Height: 35 feet maximum
2. This survey was prepared under the instructions of Jeffery Houden of RCJ Enterprises, LLC.
3. Dimensions of improvements are rounded to the closest 1/10 foot.
4. The location of underground utilities as shown hereon are based on markings after clearance of Digger's Hotline (unless noted otherwise). Digger's Hotline Clearance No. 20101612427. No excavations were made during the progress of this survey to locate buried utilities. Before excavations are begun, DIGGER'S HOTLINE should be contacted.
5. 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.
6. Elevations were gathered from existing field measurements and information provided from the City of Platteville.
7. Sanitary Sewer, Storm Sewer and Watermain locations were determined from markings provided after Digger's Hotline Clearance and City Maps provided by the City of Platteville. No Services were marked by the City serving the property.
8. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat.
9. No distance should be assumed by scaling.
10. 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.
11. No abstract, nor title commitment, nor results of title searches were furnished the surveyor.

LEGEND

- These standard symbols will be found in the drawing.
- No. 6 x 24" Rebar Set with Cap
 - ⊙ 1/2" x 4 3/4" Cotton Spin Spike Set
 - No. 10 Rebar Found
 - × Chisel "X" Found
 - No. 6 Rebar Found
 - ▲ 2" Dia. Iron Pipe Found
 - △ 1" Dia. Iron Pipe Found
 - ⊙ PK Nail Found
 - ⊙ Railroad Spike Found
 - ⊙ Telephone Pedestal
 - ⊙ Electric Pedestal
 - ⊙ Utility Pole
 - Guy wire
 - ⊙ Water Valve
 - ⊙ Fire Hydrant
 - ⊙ Manhole
 - ⊙ Storm Sewer Inlet
 - Sign
 - Sanitary Sewer Line
 - Underground Water Main
 - Underground Electric Service
 - Underground Telephone Service
 - Underground Gas Service
 - Overhead Power Line
 - G Gas Meter
 - E Electric Meter
 - T Telephone Box
 - Boundary Line
 - 970 Contour Line and Elevation
 - Deciduous Tree size as noted

WEST 1/4 CORNER
SECTION 16, T3N R1W

EAST 1/4 CORNER
SECTION 16, T3N R1W



The East-West 1/4 line of Section 16 is assumed to bear N 89°24'22" W.

TOPOGRAPHIC SURVEY
PREPARED FOR: RCJ ENTERPRISES
LOCATED IN BLOCK 63 OF THE ASSESSOR'S MAP OF THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
4211 HWY 81 E
LANCASTER, WI 53613
PHONE 608-723-6363
FAX 608-723-6702

JOB NO: 106079
FIELDBOOK: TDSR
G:\PVILLE\RCJ G:\PVILLE\LIGHT
H:\PVILLE\AP\BLOCK-63\106079-RCJ ENTERPRISES

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

SHEET 1 OF 1