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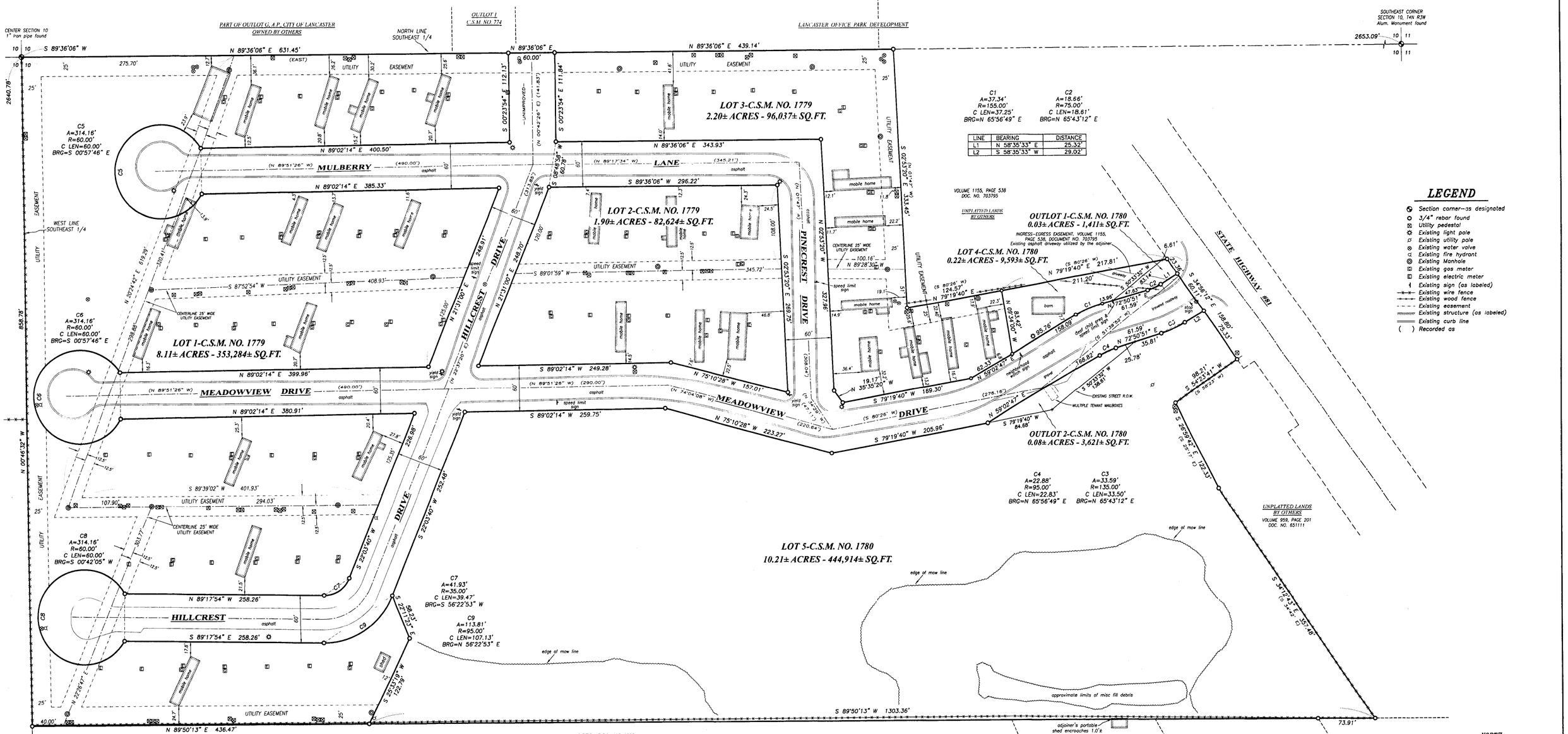
ALTA/ACSM LAND TITLE SURVEY



LEGEND

- Section corner–as designated
- 3/4" rebar found
- Utility pedestal
- Existing light pole
- Existing utility pole
- Existing water valve
- Existing fire hydrant
- Existing Manhole
- Existing gas meter
- Existing electric meter
- Existing sign (as labeled)
- Existing wire fence
- Existing wood fence
- Existing easement
- Existing structure (as labeled)
- Existing curb line
- ( ) Recorded as

NORTH
WEST EAST
SOUTH

The South line of the SE 1/4 of Section 10 bears S 89°50'34" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

0 50 120
SCALE 1" = 60'

DESCRIPTION OF ALTA\ACSM SURVEY:
Lot One (1), Two (2) and Lot Three (3) of Certified Survey Map recorded in Volume 17 of Certified Survey Maps on Page 131 as Document No. 770323, Grant County Registry, which property is located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township Four (4) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin. Subject to a Surveyor's Affidavit recorded in Volume 1428, Page 814, recorded as Document No. 771463, Grant County Registry.

Also including:
Lot Four (4) and Lot Five (5) of Certified Survey Map No. 1780 recorded in Volume 17 of Certified Survey Maps on Page 135 as Document No. 770324, Grant County Registry, which property is located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township Four (4) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin.

SURVEYOR'S CERTIFICATE:
To : Madia Fortune and The Title Company LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 8, 9, 11(a), 14, 17, 18 and 19 of Table A thereof. The field work was completed on July 1, 2015.
Date of Plat or Map: July 7, 2015.

Aaron J. Austin, Surveyor
License No. S-2922

WISCONSIN
AARON J. AUSTIN
S-2922
LANCASTER WI
LAND SURVEYOR

NOTES OF SURVEY:
In regards to Table A:

2. Address:
Multiple addresses exist for this tract due to the fact that this parcel is a Mobile Home Park.

3. Flood Zone Classification:
Property is located in Zone X as shown on the Flood Insurance Rate Map for Grant County, Wisconsin by Federal Emergency Management Agency, Zone X definition: Areas determined to be outside the 0.2% annual chance flood plain.
Information based upon Flood Insurance Rate Map, Grant County, Wisconsin Map Number 55043C0480E, effective date, September 2, 2011.

6. (a) and 6.(b)
Current Zoning Classification is R-3 Multi-Family Residential District (provided from the City of Lancaster)
Dimensional Requirements:
Minimum Lot Width: 60 feet
Minimum Lot Area: One Family or Two Family: 7,200 square feet
Multiple Dwelling Unites with Three or More Units:
(a) Efficiency units: 2,000 sq.ft/dwelling unit
(b) One bedroom units: 2,500 sq.ft./dwelling unit
(c) Two bedroom units: 3,000 sq.ft./dwelling unit
(d) Three bedroom units: 3,500 sq.ft./dwelling unit
Maximum Building Height: 35 feet Maximum
Minimum Yards: Street: 25 feet
Side: An aggregate of 20' for both sides and no single side yard less than 8'
Street Side: 20 feet
Rear: 25 feet
All principle structures shall have a pitched roof with 3.5 feet of rise for every 12 feet of run.

9. No striping or parking lots were observed on this tract.

17. Proposed changes in Street right of way lines:
Certified Survey Map No. 1780 dedicated portions of this tract to realign Meadowview Drive. As part of the agreement of the dedication, it was agreed to by the City of Lancaster to deed Outlot 1 and Outlot 2 of C.S.M. No. 1780 to the client after the Certified Survey Map was recorded. No documentation was provided to the surveyor confirming that these Outlots were conveyed at the time this survey was completed. No recent street or sidewalk construction or repairs observed.

18. No observed evidence of this site being used as a solid waste dump, sump or sanitary landfill.

19. No wetland areas were observed for this site.

Additional Notes:
This property is subject to the following documents:
Utility Easements as platted on Certified Survey Map No. 1779 recorded in Volume 17 of Certified Survey Maps on Page 130 as Document No. 770323, Grant County Registry.
Utility Easements as platted on Certified Survey Map No. 1780 recorded in Volume 17 of Certified Survey Maps on Page 135 as Document No. 770324, Grant County Registry.
Volume 291, Page 141, Grant County Registry: Conveyance of Lands for Highway Purposes.
Volume 373, Page 100, Grant County Registry: Easements for highway and utility purposes.
Volume 409, Page 394, Grant County Registry: Easement for sewer line.
Volume 480, Page 641, Grant County Registry: Sewer and Water Easement.
Volume 481, Page 176, Grant County Registry: Sewer and Water Easement.
Volume 488, Page 539, Grant County Registry: Telephone Company right of way easement.
Volume 489, Page 129, Grant County Registry: Conveyance of lands for Street Purposes to the City of Lancaster.
No underground utilities or portable sheds were shown on this survey.

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: MADIA FORTUNE
MEADOWVIEW MOBILE HOME PARK
CITY OF LANCASTER, GRANT COUNTY, WISCONSIN

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JOB NO: 15s136
H:\CRD\15s016
H:\PLAT\T4NR3W\10\15s136-FORTUNE
FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN, BL AUSTIN
SHEET 1 OF 1

JUL 10 2015