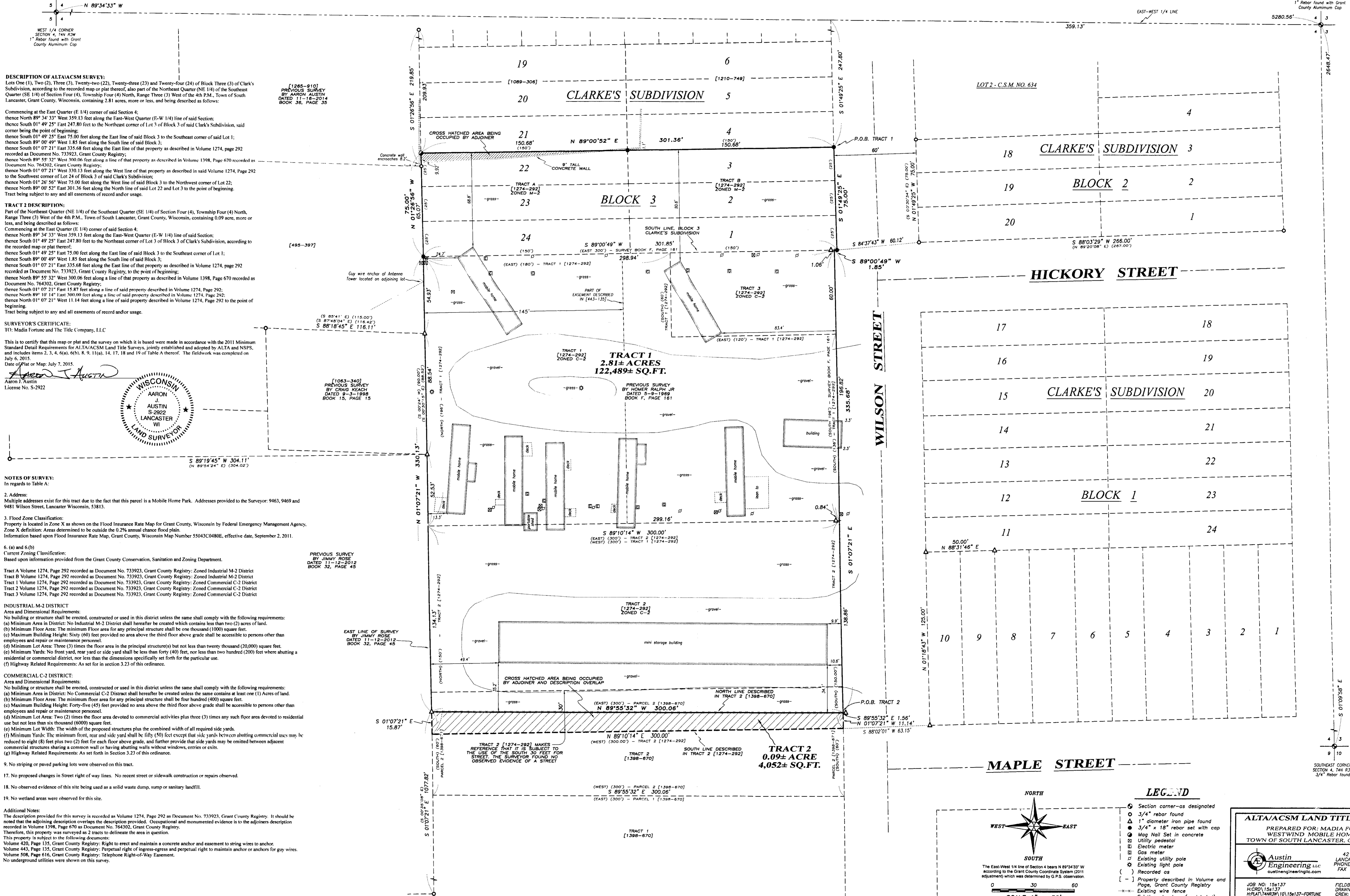


# ALTA/ACSM LAND TITLE SURVEY



**DESCRIPTION OF ALTA/ACSM SURVEY:**  
 Lots One (1), Two (2), Three (3), Twenty-two (22), Twenty-three (23) and Twenty-four (24) of Block Three (3) of Clark's Subdivision, according to the recorded map or plat thereof, also part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, containing 2.81 acres, more or less, and being described as follows:

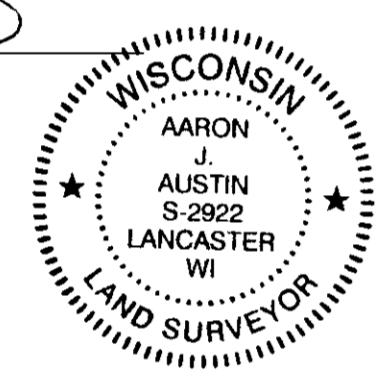
Commencing at the East Quarter (E 1/4) corner of said Section 4;  
 thence North 89° 34' 33" West 359.13 feet along the East-West Quarter (E-W 1/4) line of said Section;  
 thence South 01° 49' 25" East 247.80 feet to the Northeast corner of Lot 3 of Block 3 of said Clark's Subdivision, said corner being the point of beginning;  
 thence South 01° 49' 25" East 75.00 feet along the East line of said Block 3 to the Southeast corner of said Lot 1;  
 thence South 89° 00' 49" West 1.85 feet along the South line of said Block 3;  
 thence South 01° 07' 21" East 335.68 feet along the East line of that property as described in Volume 1274, page 292 recorded as Document No. 733923, Grant County Registry;  
 thence North 89° 55' 32" West 300.06 feet along a line of that property as described in Volume 1398, Page 670 recorded as Document No. 764302, Grant County Registry;  
 thence North 01° 07' 21" West 330.13 feet along the West line of that property as described in said Volume 1274, Page 292 to the Southwest corner of Lot 24 of Block 3 of said Clark's Subdivision;  
 thence North 01° 26' 56" West 75.00 feet along the West line of said Block 3 to the Northwest corner of Lot 22;  
 thence North 89° 00' 52" East 301.36 feet along the North line of said Lot 22 and Lot 3 to the point of beginning.  
 Tract being subject to any and all easements of record and/or usage.

**TRACT 2 DESCRIPTION:**  
 Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, containing 0.09 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 4;  
 thence North 89° 34' 33" West 359.13 feet along the East-West Quarter (E-W 1/4) line of said Section;  
 thence South 01° 49' 25" East 247.80 feet to the Northeast corner of Lot 3 of Block 3 of Clark's Subdivision, according to the recorded map or plat thereof;  
 thence South 01° 49' 25" East 75.00 feet along the East line of said Block 3 to the Southeast corner of Lot 1;  
 thence South 89° 00' 49" West 1.85 feet along the South line of said Block 3;  
 thence South 01° 07' 21" East 335.68 feet along the East line of that property as described in Volume 1274, page 292 recorded as Document No. 733923, Grant County Registry, to the point of beginning;  
 thence North 89° 55' 32" West 300.06 feet along a line of that property as described in Volume 1398, Page 670 recorded as Document No. 764302, Grant County Registry;  
 thence South 01° 07' 21" East 15.87 feet along a line of said property described in Volume 1274, Page 292;  
 thence North 89° 10' 14" East 300.00 feet along a line of said property described in Volume 1274, Page 292;  
 thence North 01° 07' 21" West 11.14 feet along a line of said property described in Volume 1274, Page 292 to the point of beginning.  
 Tract being subject to any and all easements of record and/or usage.

**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 fieldwork was completed on July 6, 2015.  
 Date of Plat or Map: July 7, 2015.



**NOTES OF SURVEY:**  
 In regards to Table A:

- Address: Multiple addresses exist for this tract due to the fact that this parcel is a Mobile Home Park. Addresses provided to the Surveyor: 9463, 9469 and 9481 Wilson Street, Lancaster Wisconsin, 53813.
- 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 5043C0480E, effective date, September 2, 2011.
- Current Zoning Classification: Based upon information provided from the Grant County Conservation, Sanitation and Zoning Department.

Tract A Volume 1274, Page 292 recorded as Document No. 733923, Grant County Registry: Zoned Industrial M-2 District  
 Tract B Volume 1274, Page 292 recorded as Document No. 733923, Grant County Registry: Zoned Industrial M-2 District  
 Tract 1 Volume 1274, Page 292 recorded as Document No. 733923, Grant County Registry: Zoned Commercial C-2 District  
 Tract 2 Volume 1274, Page 292 recorded as Document No. 733923, Grant County Registry: Zoned Commercial C-2 District  
 Tract 3 Volume 1274, Page 292 recorded as Document No. 733923, Grant County Registry: Zoned Commercial C-2 District

**INDUSTRIAL M-2 DISTRICT**  
 Area and Dimensional Requirements:  
 No building or structure shall be erected, constructed or used in this district unless the same shall comply with the following requirements:  
 (a) Minimum Area in District: No Industrial M-2 District shall hereafter be created which contains less than two (2) acres of land.  
 (b) Minimum Floor Area: The minimum floor area for any principal structure shall be one thousand (1000) square feet.  
 (c) Maximum Building Height: Sixty (60) feet provided no area above the third floor above grade shall be accessible to persons other than employees and repair or maintenance personnel.  
 (d) Minimum Lot Area: Three (3) times the floor area in the principal structure(s) but not less than twenty thousand (20,000) square feet.  
 (e) Minimum Yards: No front yard, rear yard or side yard shall be less than forty (40) feet, nor less than two hundred (200) feet where abutting a residential or commercial district, nor less than the dimensions specifically set forth for the particular use.  
 (f) Highway Related Requirements: As set forth in section 3.23 of this ordinance.

**COMMERCIAL C-2 DISTRICT**  
 Area and Dimensional Requirements:  
 No building or structure shall be erected, constructed or used in this district unless the same shall comply with the following requirements:  
 (a) Minimum Area in District: No Commercial C-2 District shall hereafter be created unless the same contains at least one (1) Acres of land.  
 (b) Minimum Floor Area: The minimum floor area for any principal structure shall be four hundred (400) square feet.  
 (c) Maximum Building Height: Forty-five (45) feet provided no area above the third floor above grade shall be accessible to persons other than employees and repair or maintenance personnel.  
 (d) Minimum Lot Area: Two (2) times the floor area devoted to commercial activities plus three (3) times any such floor area devoted to residential use but not less than six thousand (6000) square feet.  
 (e) Minimum Lot Width: The width of the proposed structures plus the combined width of all required side yards.  
 (f) Minimum Yards: The minimum front, rear and side yard shall be fifty (50) feet except that side yards between abutting commercial uses may be reduced to eight (8) feet plus two (2) feet for each floor above grade, and further provide that side yards may be omitted between adjacent commercial structures sharing a common wall or having abutting walls without windows, entries or exits.  
 (g) Highway Related Requirements: As set forth in Section 3.23 of this ordinance.

- No stripping or paved parking lots were observed on this tract.
- No proposed changes in Street right of way lines. No recent street or sidewalk construction or repairs observed.
- No observed evidence of this site being used as a solid waste dump, sump or sanitary landfill.
- No wetland areas were observed for this site.

**Additional Notes:**  
 The description provided for this survey is recorded as Volume 1274, Page 292 as Document No. 733923, Grant County Registry. It should be noted that the adjoining description overlaps the description provided. Occupational and monumented evidence is to the adjoining description recorded in Volume 1398, Page 670 as Document No. 764302, Grant County Registry.  
 Therefore, this property was surveyed as 2 tracts to delineate the area in question.  
 This property is subject to the following documents:  
 Volume 420, Page 135, Grant County Registry: Right to erect and maintain a concrete anchor and easement to string wires to anchor.  
 Volume 443, Page 135, Grant County Registry: Perpetual right of ingress-egress and perpetual right to maintain anchor or anchors for guy wires.  
 Volume 508, Page 616, Grant County Registry: Telephone Right-of-Way Easement.  
 No underground utilities were shown on this survey.

**LEGEND**

- Section corner-as designated
- 3/4" rebar found
- 1" diameter iron pipe found
- 3/4" x 18" rebar set with cap
- Mag Nail Set in concrete
- Utility pedestal
- Electric meter
- Gas meter
- Existing utility pole
- Existing light pole
- Recorded as
- Property described in Volume and Page, Grant County Registry
- Existing wire fence
- Existing structure (as labeled)

**SCALE 1" = 30'**

**ALTA/ACSM LAND TITLE SURVEY**  
 PREPARED FOR: MADIA FORTUNE  
 WESTWIND MOBILE HOME PARK  
 TOWN OF SOUTH LANCASTER, GRANT CO., WI

Austin Engineering LLC  
 4211 HWY B1 E  
 LANCASTER, WI 53813  
 PHONE 608-723-6363  
 FAX 608-723-6702

JOB NO: 15e137  
 H:CRP/15e137  
 H:PLAT/TANRDM/10/15e137-FORTUNE

FIELDBOOK: TDSR  
 DRAWN BY: AJ AUSTIN  
 CREW: SW AUSTIN, BL AUSTIN  
 SHEET 1 OF 1