

# PLAT OF SURVEY

BEING LOCATED IN THE SW QUARTER OF THE NE QUARTER, NW QUARTER OF THE SE QUARTER, NE QUARTER OF THE SW QUARTER AND SE QUARTER OF THE NW QUARTER ALL OF SECTION 15, TOWN 3 NORTH, RANGE 1 WEST OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

**PARCEL NO. 1:**  
PROVIDE DESCRIPTION:  
PART OF BLOCK 44 OF ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCE AT THE QUARTER SECTION CORNER IN THE CENTER OF SECTION 15, T3N, R1W OF THE 4TH P.M., THENCE NORTH 60 1/2° WEST 3.03 CHAINS; THENCE NORTH 73°00' WEST 1 CHAIN; THENCE SOUTH 17°00' WEST 3.21 CHAINS TO THE PLACE OF BEGINNING; THENCE NORTH 17°00' EAST 81 FEET 3 INCHES; THENCE SOUTH 72 1/2° EAST 187 FEET 10 INCHES TO THE WEST LINE OF LANDS HERETOFORE CONVEYED BY M.A. BISHOP AND WIFE TO T.C. HAWLEY; THENCE SOUTH 17°00' WEST ALONG LINE OF HAWLEY LOT 81 FEET 3 INCHES AND TO NORTH LINE OF PINE STREET IN SAID CITY OF PLATTEVILLE; THENCE NORTH 72 1/2° WEST 187 FEET 10 INCHES TO THE PLACE OF BEGINNING;

ALSO,  
THE FOLLOWING DESCRIBED PART OF SAID BLOCK 44: BEGINNING AT THE NORTHEAST CORNER OF THE AL. FREDERICH LOT; THENCE NORTHERLY 93 1/2 FEET ALONG THE HAWLEY LOT; THENCE NORTH 04°00' WEST 13 1/2 FEET; THENCE WESTERLY 29 1/8 FEET; THENCE NORTHERLY 18 1/2 FEET; THENCE WESTERLY 137 1/2 FEET TO OAK STREET; THENCE SOUTHERLY 132 1/2 FEET ALONG THE EAST BOUNDARY LINE OF OAK STREET; THENCE EASTERLY 187 1/2 FEET ALONG THE NORTH BOUNDARY OF THE FREDERICH LOT TO THE HAWLEY LOT AND THE PLACE OF BEGINNING;

EXCEPT COMMENCING AT THE NORTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 15; THENCE NORTH 60°30' WEST 119.06 FEET; THENCE SOUTH 17°00' WEST 53.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17°00' WEST 140.80 FEET TO THE NORTH LINE OF PINE STREET; THENCE NORTH 72°30' WEST 143.80 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF OAK STREET; THENCE NORTH 17°00' EAST 138.69 FEET ALONG SAID EAST LINE; THENCE SOUTH 73°21' EAST 143.80 FEET TO THE POINT OF BEGINNING, BEING PART OF BLOCK 44 OF THE ORIGINAL PLAT OF SAID CITY OF PLATTEVILLE, DESCRIBED AS FOLLOWS, TO-WIT: ALSO EXCEPT PART OF BLOCK 44 OF THE ORIGINAL PLAT OF SAID CITY OF PLATTEVILLE, DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT A POINT WHICH IS NORTH 60°30' WEST 93.50 FEET FROM THE CENTER OF SAID SECTION 15; THENCE SOUTH 17°00' WEST 189.00 FEET TO THE NORTH BOUNDARY OF PINE STREET; THENCE NORTH 72°30' WEST 25.00 FEET ALONG SAID NORTH BOUNDARY; THENCE NORTH 17°00' EAST 194.31 FEET; THENCE SOUTH 60°30' EAST 25.56 FEET TO THE PLACE OF BEGINNING.

ALSO,  
COMMENCE AT A POINT SOUTH 60 1/2° EAST 19 1/2 FEET FROM THE CENTER OF SECTION 15, T3N, R1W IN GRANT COUNTY, WISCONSIN; THENCE NORTH 60 1/2° WEST 113 1/2 FEET; THENCE SOUTH 17° WEST 189 FEET TO PINE STREET; THENCE SOUTH 72 1/2° EAST 99 1/2 FEET ALONG PINE STREET TO A POINT IN THE CENTER OF A CEMENT WALL; THENCE NORTH 21 1/2° EAST 126 FEET ALONG THE CENTER OF CEMENT WALL; THENCE NORTHEASTERLY 39 FEET TO THE PLACE OF BEGINNING;

A PART OF BLOCK 44 OF THE ORIGINAL PLAT OF SAID CITY OF PLATTEVILLE, DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT A POINT WHICH IS NORTH 60°30' WEST 93.50 FEET FROM THE CENTER OF SAID SECTION 15; THENCE SOUTH 17°00' WEST 189.00 FEET TO THE NORTH BOUNDARY OF PINE STREET; THENCE NORTH 72°30' WEST 25.00 FEET ALONG SAID NORTH BOUNDARY; THENCE NORTH 17°00' EAST 194.31 FEET; THENCE SOUTH 60°30' EAST 25.56 FEET TO THE PLACE OF BEGINNING.

ALSO,  
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15), TOWN THREE (3) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE NORTH 60°30' WEST 119.06 FEET; THENCE SOUTH 17°00' WEST 53.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17°00' WEST 140.80 FEET TO THE NORTH LINE OF PINE STREET; THENCE NORTH 72°30' WEST 149.80 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF OAK STREET; THENCE NORTH 17°00' EAST 138.69 FEET ALONG SAID EAST LINE; THENCE SOUTH 73°21' EAST 143.80 FEET TO THE POINT OF BEGINNING, ALL BEING PART OF BLOCK FORTH-FOUR (44) OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

ALSO,  
BEGINNING AT A POINT LOCATED SOUTH 60°30' EAST 19 FEET, 8 INCHES FROM THE CENTER OF SECTION 15, T3N, R1W IN GRANT COUNTY, WISCONSIN; THENCE SOUTH 60°30' EAST 34 FEET TO THE WEST BOUNDARY OF LYDIA STREET; THENCE SOUTHERLY 180 FEET ALONG THE WEST EDGE OF LYDIA STREET TO THE NORTH BOUNDARY OF PINE STREET; THENCE NORTH 72°30' WEST 25 FEET ALONG NORTH BOUNDARY OF PINE STREET, 42 FEET TO A POINT IN THE CENTER OF CEMENT WALL, THENCE NORTH 21 1/2° EAST 126 FEET ALONG THE CENTER OF THE CEMENT WALL, THENCE NORTHEASTERLY 39 FEET TO THE PLACE OF BEGINNING;

THE TRACT ABOVE CORRESPOND RESPECTIVELY GENERALLY TO BLOCK 44-C, THE EAST 25 FEET OF BLOCK 44, AND THAT PORTION OF BLOCK 31 WEST OF LYDIA STREET, ALL OF THE ORIGINAL PLAT, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, AS SHOWN ON THE ASSESSMENT PLAT OF THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN. ALSO THE BENEFITS OF AN EASEMENT FOR UNDERGROUND FOOTINGS AS CREATED IN CERTAIN AGREEMENT DATED AUGUST 13, 1956 BY AND BETWEEN BENJAMIN RICHARDS AND WIFE TO RICHARD W. BRODBECK AND WIFE RECORDED IN THE GRANT COUNTY REGISTER ON SEPTEMBER 29, 1956 IN 329-407.

EXCLUSIVE OF A PARCEL WITHIN STATE HIGHWAY 80 AS DESCRIBED IN AN AWARD OF DAMAGES RECORDED IN 477-439\* ALSO EXCEPT REAL ESTATE CONVEYED TO THE CITY OF PLATTEVILLE FOR HIGHWAY PURPOSES IN VOLUME 1308 OF RECORDS ON PAGE 726 AS DOCUMENT NO. 742747.

ALSO,  
COMMENCING AT THE CENTER OF SECTION FIFTEEN (15), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE FORTH P.M. IN THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN; THENCE NORTH 61°42' WEST 82.95 FEET; THENCE NORTH 17°50' EAST 41.70 FEET; THENCE SOUTH 61°16' EAST 113.03 FEET TO THE WEST SIDE OF LYDIA STREET; THENCE SOUTH 16°35' WEST 41.80 FEET ALONG THE WEST SIDE OF LYDIA STREET; THENCE NORTH 61°00' WEST 51.70 FEET TO THE POINT OF BEGINNING. BEING PART OF BLOCK 45 OF THE ORIGINAL PLAT, PART OF BLOCK 31 OF THE ASSESSMENT PLAT, AND PART OF LOT 1 OF CARL'S ADDITION, TO THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

ALSO THIS CONVEYANCE ALSO INCLUDES EASEMENT AND COMMON RIGHT OF WAY SET FORTH IN THE WARRANTY DEED DATED MAY 2, 1962, AND RECORDED JULY 5, 1962, IN THE GRANT COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 378 AND PAGE 372.

**ALSO DESCRIBED AS:**  
LOCATED IN THE SW QUARTER OF THE NE QUARTER, NW QUARTER OF THE SE QUARTER, NE QUARTER OF THE SW QUARTER AND SE QUARTER OF THE NW QUARTER ALL IN SECTION 15, TOWN 3 NORTH, RANGE 1 WEST OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 1.46 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION FIFTEEN (15); THENCE S 89°55'56" W 2,605.96' ALONG THE NORTH LINE OF SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION FIFTEEN (15) TO THE WESTERLY RIGHT OF WAY (ROW) OF WATER STREET (STH 80) AND THE POINT OF BEGINNING; THENCE S 16°28'25" W 10.75' ALONG THE RIGHT-OF-WAY OF SAID WATER STREET; THENCE S 19°19'12" W 97.05' ALONG THE RIGHT-OF-WAY OF SAID WATER STREET; THENCE S 15°13'22" W 39.57' ALONG THE RIGHT-OF-WAY OF SAID WATER STREET; THENCE 75.89' ON AN ARC OF CURVE TO THE RIGHT CONTAINING A RADIUS OF 63.19, AND INTERIOR ANGLE OF 68°48'52", AND A CHORD BEARING AND DISTANCE OF S 71°10'07" W 71.41' ALONG THE RIGHT-OF-WAY OF SAID WATER STREET; THENCE S 16°13'13" W 1.55' TO THE NORTHERLY RIGHT-OF-WAY OF SAID WATER STREET; THENCE N 73°28'49" W 249.79' ALONG THE RIGHT-OF-WAY OF SAID PINE STREET TO THE EASTERLY RIGHT-OF-WAY OF OAK STREET;

THENCE N 16°27'34" E 207.81' ALONG THE RIGHT-OF-WAY OF SAID OAK STREET TO THE SOUTH LINE OF SURVEY DATED MARCH 14, 1987 BY RICHARD MARKS; THENCE S 73°34'36" E 129.00' ALONG SAID SOUTH LINE; THENCE N 17°19'34" E 6.90' ALONG SAID SOUTH LINE; THENCE S 70°40'26" E 8.17' ALONG SAID SOUTH LINE; THENCE S 17°19'34" W 15.50' ALONG SAID SOUTH LINE; THENCE S 62°34'03" E 65.50' ALONG SAID SOUTH LINE; THENCE N 16°35'58" E 41.70' ALONG SAID SOUTH LINE; THENCE S 62°29'06" E 112.72' ALONG SAID SOUTH LINE TO THE WESTERLY ROW OF WATER STREET (STH 80); THENCE S 16°38'25" W 16.43' ALONG THE ROW OF SAID STREET TO THE POINT OF BEGINNING;

BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

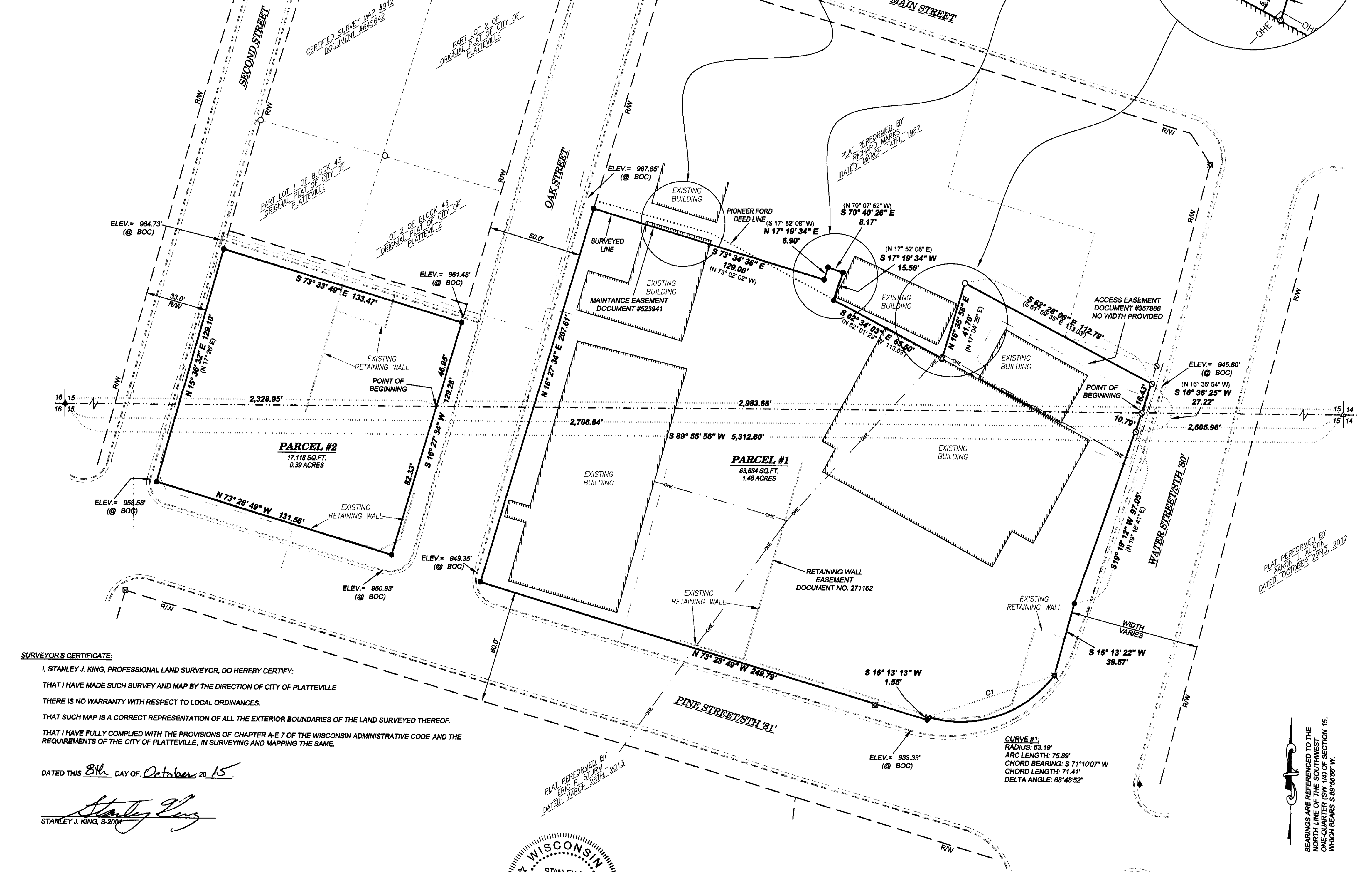
**PARCEL NO. 2:**  
PROVIDE DESCRIPTION:  
LOTS 3 AND 4 IN BLOCK 43 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

ALSO DESCRIBED AS:  
LOCATED IN THE NE QUARTER OF THE SW QUARTER AND SE QUARTER OF THE NW QUARTER ALL IN SECTION 15, TOWN 3 NORTH, RANGE 1 WEST OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 0.39 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION FIFTEEN (15); THENCE S 89°55'56" W 2,983.85' ALONG THE NORTH LINE OF SOUTHEAST ONE-QUARTER (SE1/4) AND THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION FIFTEEN (15) TO THE WESTERLY RIGHT OF WAY (ROW) OF OAK STREET AND THE POINT OF BEGINNING; THENCE S 16°27'34" W 82.33' ALONG THE ROW OF SAID OAK STREET TO THE NORTHERLY ROW OF PINE STREET (STH 81); THENCE N 73°28'49" W 131.58' ALONG THE ROW OF SAID PINE STREET TO THE EASTERLY ROW OF SECOND STREET; THENCE N 15°36'32" E 129.10' ALONG THE ROW OF SAID SECOND STREET; THENCE S 73°33'49" E 133.47' TO THE WESTERLY ROW OF OAK STREET; THENCE S 16°27'34" W 46.95' ALONG THE ROW OF SAID STREET TO THE POINT OF BEGINNING;

BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

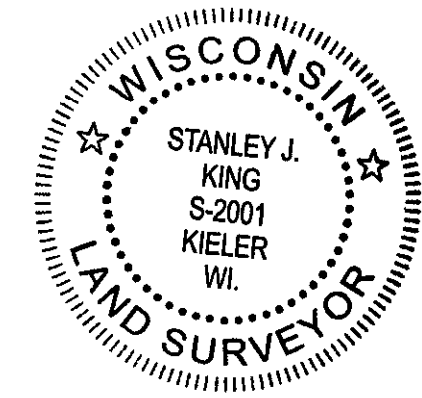
- LEGEND**
- PROPERTY BOUNDARY LINE
  - - - RIGHT-OF-WAY
  - PROPERTY LINE
  - ... LOT/DESCRIPTION
  - DEED LINE
  - SECTION LINE
  - NO. 6 REBAR FOUND
  - ⊙ 1" DIAMETER IRON PIPE FOUND
  - ⊗ BRASS STEM MARKER IN CONCRETE FOUND
  - ⊙ PK NAIL FOUND
  - ⊗ CHISELED 'X' FOUND
  - ⊗ 2" DIAMETER IRON PIPE FOUND
  - ▲ DRILL HOLE FOUND
  - ▲ SET BRASS STEM MARKER IN CONCRETE
  - ( ) RECORDED AS



**SURVEYOR'S CERTIFICATE:**  
I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:  
THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF CITY OF PLATTEVILLE  
THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.  
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED THEREOF.  
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER A.E.7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE REQUIREMENTS OF THE CITY OF PLATTEVILLE, IN SURVEYING AND MAPPING THE SAME.

DATED THIS 8th DAY OF October, 2015  
*Stanley J. King*  
STANLEY J. KING, S-2001

**SURVEYOR'S NOTES:**  
SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE, EXCEPT AS SPECIFICALLY SHOWN ON THIS PLAT OF SURVEY. NO DISTANCE SHOULD BE ASSUMED BY SCALING. NO UNDERGROUND 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 TO THE SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.



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