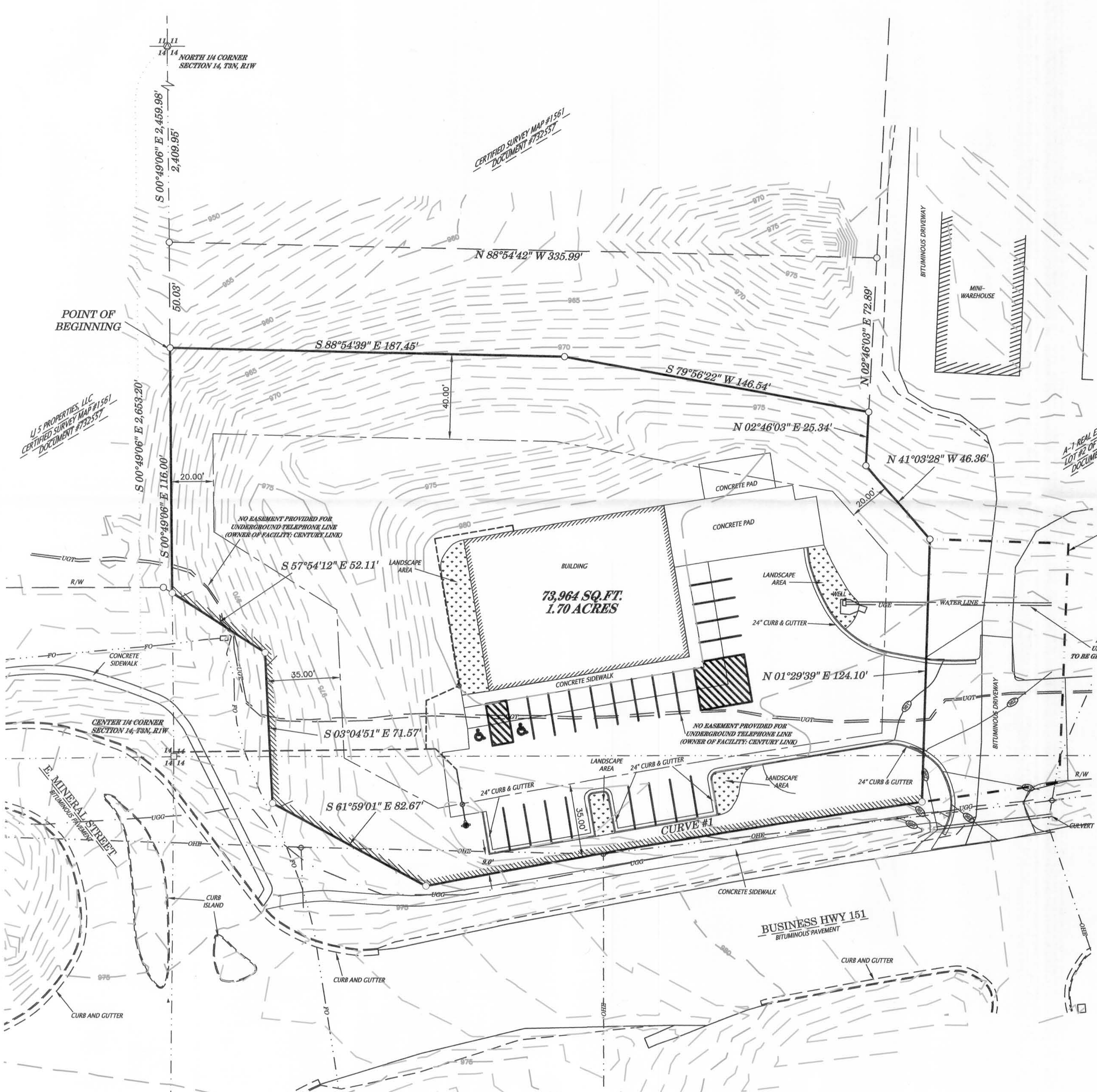


# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SW 1/4 OF THE NE 1/4, AND THE NW 1/4 OF THE SE 1/4, OF SECTION 14, T3N R1W OF THE 4TH P.M., TOWN OF PLATTEVILLE AND THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER, ONE 1/4 OF SECTION 14, WHICH BEARS N 89°49'59" W.



- GENERAL NOTES:**
- DATE OF FIELD WORK: AUGUST 25, 2015.
  - THE PARCEL DEPICTED ON THIS SURVEY IS THE SAME IN THE DESCRIPTION REFERENCED BELOW.
  - PARCEL NUMBER SURVEYED: 171-30901-0108  
OWNERS: PLATTEVILLE A&P, LLC, A WISCONSIN LIMITED LIABILITY COMPANY  
ADDRESS LOCATION: 680 HWY 151, PLATTEVILLE, WISCONSIN 53818
  - SURVEYOR HAS BEEN PROVIDED WITH AND REVIEWED A COPY OF TITLE COMMITMENT NUMBER TC-4689, COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY.
  - ACCESS TO PROPERTY HAS BEEN OBTAINED BY OWNER THROUGH INGRESS-EGRESS EASEMENT UTILIZING EXISTING ACCESS ON EAST SIDE OF PROPERTY

- OTHER NOTES:**
- VOL. 277 PG. 64 IS FOR THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 14 FOR RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE.
  - VOL. 277 PG. 71 IS FOR 11 ACRES IN THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 14, T3N R1W PLATTEVILLE TOWNSHIP AND AGREED THERE NOT TO BE MORE THAN 5 POLES ON SAID LANDS.
  - VOL. 422 PG. 74 IS A DEED REFERRING TO THE HIGHWAY RIGHT OF WAY.
  - VOL. 622 PGS 727-728 IS FOR FEE TITLE IN HIGHWAY RIGHT OF WAY AND RESTRICTION ON SAID PROPERTY IN REGARDS TO THE HIGHWAY.
  - VOL. 1422 PGS 498-506 IS FOR ACCESS TO PROPERTY SHOWN ON SURVEY.

**TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:**

- MONUMENTS - AS GRAPHICALLY SHOWN.
- ADDRESS LOCATION: 680 HWY 151, PLATTEVILLE, WISCONSIN 53818
- BY GRAPHIC PLOTTING ONLY, THIS PARCEL IS LOCATED IN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5504300677E, EFFECTIVE DATE SEPTEMBER 5, 2011.
- THE GROSS LAND AREA OF THE PARCEL SURVEYED IS 73,964 SQUARE FEET OR 1.70 ACRES.
- TOPOGRAPHY - AS GRAPHICALLY SHOWN.
- CURRENT ZONING EXTRATERRITORIAL ZONING C-1 GENERAL COMMERCIAL AND INDUSTRIAL DISTRICT:  
MINIMUM LOT WIDTH = 150'  
STREET SETBACK = 35'  
SIDE SETBACK = 20'  
REAR SETBACK = 40'  
BUILDING HEIGHT = 35' MAXIMUM
- THERE ARE NO OTHER SUBSTANTIAL FEATURES THAT HAVE BEEN OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
- TOTAL NUMBER OF PARKING STALLS = 25  
HANDICAPPED = 2  
MOTORCYCLE = 0.0  
STANDARD = 23
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING DEPTH, CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITY. WITH REGARD TO TABLE A, ITEM 1101, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. WHILE PERFORMING FIELDWORK FOR THIS SURVEY THE SURVEYOR FOUND NO EVIDENCE OF POTENTIAL ENCROACHMENTS.
- ADJOINERS - AS GRAPHICALLY SHOWN.
- WHILE PERFORMING FIELDWORK FOR THIS SURVEY THE SURVEYOR FOUND EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS DESCRIBED IN ITEM #16 OF TABLE A - SURVEY RESPONSIBILITIES AND SPECIFICATIONS. CONSTRUCTION CONSIST OF A BUILDING AND A PARKING LOT BEING COMPLETED.
- AT THE TIME OF THIS SURVEY THE SURVEYOR HAD KNOWLEDGE OF CURRENT, OR PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES BORDERING THIS PROPERTY AS DESCRIBED ABOVE, AND SAW NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION RELATING TO ITEMS DESCRIBED IN #17 OF TABLE A - SURVEY RESPONSIBILITIES AND SPECIFICATIONS. THERE HAS BEEN A SIDEWALK ADDED.
- WHILE PERFORMING FIELDWORK FOR THIS SURVEY THE SURVEYOR FOUND NO EVIDENCE OF A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL AS DESCRIBED IN ITEM #18 OF TABLE A - SURVEY RESPONSIBILITIES AND SPECIFICATIONS.
- OFFSITE EASEMENTS AFFECTING THE SURVEY - AS GRAPHICALLY SHOWN

**LEGEND**

- NO. 6 REBAR FOUND
- ⊙ 1" DIAMETER IRON PIPE FOUND
- ⊕ NO. 8 REBAR FOUND WITH GRANT COUNTY ALIGNMENT CAP
- NO. 10 REBAR FOUND
- PROPERTY BOUNDARY LINE
- - - SECTION LINE
- · - · - ROW / PROPERTY LINES
- · - · - BUILDING SETBACK LINE
- · - · - EASEMENT
- · - · - OVERHEAD ELECTRIC
- · - · - UNDERGROUND TELEPHONE
- · - · - NATURAL GAS
- · - · - FIBER OPTIC CABLE
- · - · - ACCESS RESTRICTED

**CURVE #1:**  
 RADIUS: 5779.08'  
 ARC LENGTH: 238.54'  
 CHORD BEARING: N 80°13'39" E  
 CHORD LENGTH: 238.52'  
 DELTA ANGLE: 02°21'54"

**DESCRIPTION PROVIDED:**  
 THE LAND REFERRED TO IN THIS POLICY AS DESCRIBED IN SAID INSTRUMENT, IS SITUATED IN THE COUNTY OF GRANT, STATE OF WISCONSIN, AND IS IDENTIFIED AS FOLLOWS:  
 LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 1776, RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAPS OF GRANT COUNTY ON PAGES 128-129, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 604 (VOL. 4, PAGE 280) AND BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1861 (VOL. 14, PAGE 189), AND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOURTEEN (14), TOWN THREE (3) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.  
 EXCEPT: A PARCEL BEING A PART OF CERTIFIED SURVEY MAP NO. 1776 AND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FOURTEEN (14), TOWN THREE (3) NORTH, RANGE ONE (1) WEST OF THE FOURTH MERIDIAN, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTH QUARTER (N 1/4) CORNER OF SAID SECTION FOURTEEN (14);  
 THENCE S 00°49'06" E 2,409.95' FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING S 00°49'06" E 50.03' FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION FOURTEEN (14) AND THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 1776, THENCE S 88°54'39" E 187.45' FEET;  
 THENCE S 79°56'22" E 146.54' FEET TO THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 1776, THENCE N 01°29'39" E 124.10' FEET ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 1776 TO THE NORTHEAST CORNER THEREOF;  
 THENCE N 89°49'59" W 238.56' FEET ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 1776 TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

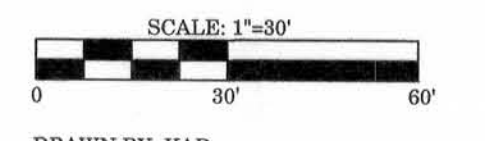
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE PREMISES OVER AND ACROSS THE ACCESS EASEMENT SHOWN ON SAID CERTIFIED SURVEY MAP NO. 1776, AND AS SET FORTH IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN VOLUME 1422 OF RECORDS ON PAGE 498 AS DOCUMENT NO. 769666.

**SURVEYOR'S CERTIFICATE:**  
 TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AND ITS SUCCESSORS AND/OR ASSIGNS;  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 1, 2, 3, 4, 5, 6, 8, 8.11B, 15, AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 25, 2015. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 25TH DAY OF DECEMBER, 2015.  
 SIGNED: *Stanley J. King*  
 STANLEY J. KING, SURVEYOR  
 LICENSE NO. S-2001



**SCHEDULE B - EXCEPTIONS:**  
 #8 NOT SURVEY RELATED.  
 #2, #5, #6, #9, #11, #12, #13, #14, #19 AS GRAPHICALLY SHOWN.  
 #1, #3, #4, #7, #10, #15, #16, #17, #18, #20, #21, #22 OTHER EASEMENTS, TERMS, CONVENANCES, OR CONDITIONS AFFECTING PROPERTY



DRAWN BY: KAD  
 APPROVED BY: SJK/DJD  
 FIELD WORK: BC  
 PROJECT: D14-065

SURVEYED FOR:  
 HERBECK DEVELOPMENT  
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 APPLETON, WI 54915

SURVEYED BY:  
  
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