

RECEIVED 41058
By Land Information Office at 9:37 am, Apr 16, 2018

ALTANSPS LAND TITLE SURVEY

555 EASTSIDE ROAD
CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

TO: 555 EASTSIDE ROAD LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION AND ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 6, 8, 11, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 8, 2017.



Stanley J. King
STANLEY J. KING
PROFESSIONAL LAND SURVEYOR NO. 2001
STATE OF WISCONSIN

12-12-17
DATE

LEGAL DESCRIPTION (PROVIDED):

LOTS TWENTY-NINE (29) AND THIRTY (30) OF PLATTEVILLE INDUSTRY PARK NO. 5, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.
THE ABOVE LAND IS ALSO DESCRIBED AS LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 952 RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGE 19, DOCUMENT NO. 651416 ON MARCH 13, 2003.

SCHEDULE "B" NOTES:

SCHEDULE "B" ITEMS SHOWN BELOW ARE PER COMMON WEALTH LAND TITLE INSURANCE COMMITMENT NO. 576610-19R.

- (1a-1g) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC TO ENCUMBRANCES.
- (2a) NONE FOUND.
- (2b) NONE FOUND.
- (2c) NOT RELEVANT TO THIS DOCUMENT.
- (2d) NOT RELEVANT TO THIS DOCUMENT.
- (2e) NOT FOUND.
- (2f) ENCROACHMENTS ARE PLATTED AND SHOWN.
- (2g) NOT RELEVANT TO THIS DOCUMENT.
- (2h) NOT RELEVANT TO THIS DOCUMENT.
- (2i) PUBLIC OR PRIVATE RIGHTS IF ONLY IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD OR HIGHWAY PURPOSES ARE PLATTED AND SHOWN.
- (2j) EASEMENT GRANTED TO DAIRYLAND POWER COOPERATIVE, INC. BY INSTRUMENT DATED MARCH 16, 1948, AND RECORDED IN VOLUME 277 OF DEEDS, PAGE 113 ON JUNE 12, 1948, DOES NOT IMPACT SAID PARCEL AND THEREFORE NOT SHOWN.
- (2k) TERMS AND CONDITIONS OF DECLARATION OF PROTECTIVE COVENANTS AND RESTORATIONS - PLATTEVILLE INDUSTRY PARK, AND AMENDMENT #1-88 AND AMENDMENT #1-92 DO NOT IMPACT SAID PARCEL AND THEREFORE ARE NOT SHOWN. (THESE COVENANTS ARE ONLY RELATIVE TO THOSE LOTS LOCATED IN TID #3.)
- (2l) UTILITY EASEMENTS AS SHOWN ON THE PLAT OF PLATTEVILLE INDUSTRY PARK NO. 5 ARE PLOTTED AND SHOWN. BUILDING SETBACK LINES ARE PLOTTED AND SHOWN PER THE CITY OF PLATTEVILLE'S CURRENT ZONING CODE.
- (2m) TWENTY FOOT SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT OF INDUSTRY PARK NO. 5 (LOT 30 ONLY) IS PLATTED AND SHOWN.
- (2n) SAID PARCEL IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS DATED NOVEMBER 19, 2001 AND RECORDED IN VOLUME 905 OF RECORDS, PAGE 111 PM JANUARY 23, 2002 AS ADOPTED BY INSTRUMENT DATED MARCH 5, 2002 AND RECORDED IN VOLUME 910 OF RECORDS, PAGE 45 ON MARCH 8, 2002.
- (2o) NOT RELEVANT TO THE DOCUMENT.
- (2p) NOT RELEVANT TO THE DOCUMENT.
- (2q) ITEMS LISTED ARE PLATTED AND SHOWN.

NOTES:

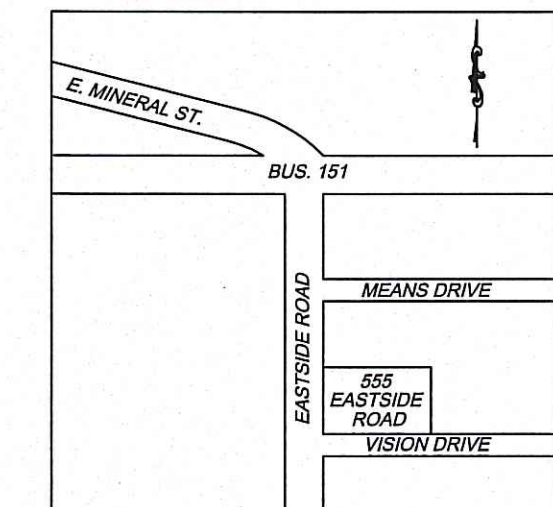
- 1) BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14-T3N-R1W, WHICH BEARS SOUTH 89°26'49" WEST PER THE WISCONSIN COUNTY COORDINATE SYSTEM (GRANT COUNTY).
- 2) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR OTHER IMPROVEMENTS (I.E. PAVEMENTS, WALKS, DRIVES, ETC.)
- 3) PARCEL NUMBER SURVEYED: 271-00930-0155
- 4) OWNER: 555 EASTSIDE ROAD LLC
- 5) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT ALL NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- 6) THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 576610-19R WITH AN EFFECTIVE DATE OF OCTOBER 31, 2017 AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- 7) FIBER OPTIC SHOWN ALONG EASTSIDE ROAD AND VISION DRIVE WAS NOT LOCATED BY UTILITY COMPANY. LOCATION SHOWN WAS BASED UPON PREVIOUSLY COMPLETED PROJECTS.

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS:

- 1) MONUMENTS PLACED ARE GRAPHICALLY SHOWN.
- 2) PROPERTY ADDRESS: 555 EASTSIDE ROAD, PLATTEVILLE, WISCONSIN 53818.
- 3) SAID PARCEL CONTAINS 202,785 SQUARE FEET (4.66 ACRES) OF LAND MORE LESS TOTAL.
- 6) M-4, APPLIED TECHNOLOGY DISTRICT ZONING REQUIREMENTS (AS PER CITY OF PLATTEVILLE ZONING ORDINANCE DATED 4/12/015):
MINIMUM SITE SIZE: 1 ACRE
YARD SETBACKS: STREET YARD: 25 FEET
SIDE YARD: 15 FEET
REAR YARD: 30 FEET
YARDS ADJACENT TO RESIDENTIAL: 30 FEET
BUILDING HEIGHT: 45 FEET MAXIMUM
- 8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE GRAPHICALLY SHOWN.
- 11) THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO ANY UNDERGROUND WORK, DIGGER'S HOTLINE MUST BE CALLED FOR FIELD LOCATIONS. DIGGER'S HOTLINE WAS CONTACTED UNDER TICKET NO. 20174900797. THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.
LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. 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.
- 13) NAMES OF ADJOINING PROPERTY OWNERS ACCORDING TO CURRENT TAX RECORDS ARE GRAPHICALLY SHOWN.

Legend

- - - GAS - - - Underground Natural Gas Utility
- - - UGE - - - Underground Electric Utility
- - - FO - - - Underground Fiber Optic Utility
- - - UGC - - - Underground Cable TV Utility
- 8" San. Sewer - 8" Sanitary Sewer Main
- 12" Water - 12" Water Main
- 24" St. Sewer - 24" Storm Sewer
- 30" St. Sewer - 30" Storm Sewer
- Con. Manhole
- ⊙ Fire Hydrant
- ⊙ Natural Gas Meter
- ⊙ Storm Inlet
- ⊙ Light Pole
- ⊙ Mailbox
- ⊙ Water Valve
- ⊙ Telephone Pedestal
- ⊙ Catch Basin
- — — — — Alls Boundary Line
- — — — — Section Line/40 Line
- — — — — Center Line Road
- R/W P/L - - - - - ROW / Property Lines
- - - - - Utility Easement
- Set No. 6 x 18" rebar - wt = 1.50 #/ft.
- ⊠ Set Brass Stem Marker in Concrete
- No. 10 Rebar Found
- No. 8 Rebar Found
- ⊙ Star Nail Found
- ⊙ Grant County Aluminum Monument Found
- () Recorded As



VICINITY MAP
NOT TO SCALE

DRAWN BY: CW	SURVEYED BY: DELTA 3 ENGINEERING INC	DATE: 12/11/2017	BY: CW	REVISIONS: PRELIMINARY
CHECKED BY: DD		12/12/2017	DD	FINAL
FIELD CREW: KK, TP, CW	Professional Civil-Municipal & Structural Engineering Grant Writing Land Development Planning & CADD Services 875 South Chestnut Street Platteville, Wisconsin 53818	Phone: (608) 348-5355 Fax: (608) 348-5455	SHEET 1 OF 1	

