

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 15, T3N, R1W OF THE 4TH P.M., PROSPECT PARK ADDITION TO THE CITY OF PLATTEVILLE AND DISCONTINUED LAUGHTON TERRACE, GRANT COUNTY, WISCONSIN.

LEGAL DESCRIPTION (PROVIDED):

LOT ONE (1), OF CERTIFIED SURVEY MAP No. 1404 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GRANT COUNTY, WISCONSIN ON FEBRUARY 08, 2008, IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 8-10 AS DOCUMENT #704846. LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), TOWN THREE (3) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., BEING A REDIVISION OF LOTS TWENTY (20) TO TWENTY-FOUR (24) OF PROSPECT PARK ADDITION TO THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE COMMITMENT NO. NCS-1019909-MKE WITH AN EFFECTIVE DATE OF 07/06/2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:

TO DBR INVESTMENTS CO. LIMITED, AND ITS SUCCESSORS AND ASSIGNS, 675 PLATTEVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AMERICAN ZONING SERVICES, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

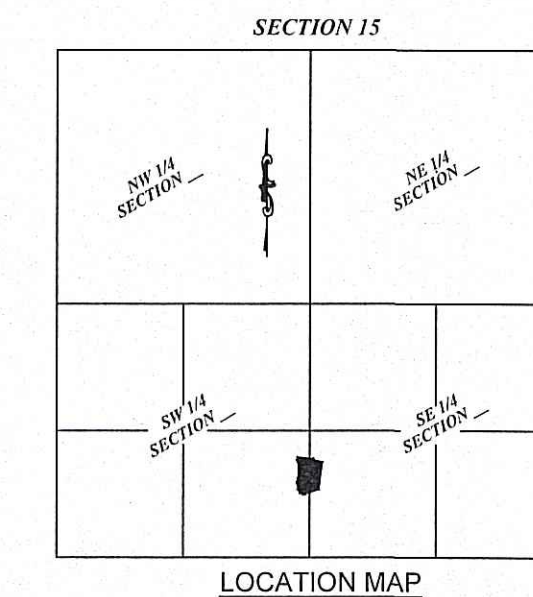
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8(a), 8(b), 7(b), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 24, 2020.

DATE OF PLAT OR MAP: 08/12/2020



Stanley King
STANLEY J. KING
PROFESSIONAL LAND SURVEYOR NO. 2001
STATE OF WISCONSIN
DELTA 3 ENGINEERING INC.
875 SOUTH CHESTNUT ST.
PLATTEVILLE, WI, 53818
(808)-348-5355
KINGS@DELTA3ENG.BIZ

8-14-20
DATE



LEGEND

- FIRE HYDRANT
- WATER SERVICE
- WATER VALVE
- CATCH BASIN
- NATURAL GAS VALVE
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- STREET SIGN
- TREE/BRUSH LINE
- CONCRETE MANHOLE
- LAWN SPRINKLER HEAD
- LAWN SPRINKLER VALVE BOX
- STORM SEWER INLET
- STORM END WALL
- NATURAL GAS METER
- MAIL BOX
- TRAFFIC LIGHT
- TRAFFIC LIGHT WARM
- PAINTED TRAFFIC ARROW
- LANDSCAPE AREAS
- SET NO. 6 X 18" REBAR - WT = 1.50 #/L.F.
- NO. 6 REBAR FOUND
- 2" DIAMETER IRON PIPE FOUND
- NO MONUMENT SET
- SET BRASS STEM MARKER IN CONCRETE FOUND
- RECORDED AS
- PROPERTY BOUNDARY LINE
- ROW / PROPERTY LINES
- QUARTER SECTION LINE
- BUILDING SETBACK
- CURB AND GUTTER
- UGC
- UGC
- UNDERGROUND TELEPHONE UTILITY
- UNDERGROUND FIBER OPTIC UTILITY
- OVERHEAD ELECTRIC UTILITY
- UNDERGROUND NATURAL GAS UTILITY
- FENCE

SURVEYOR'S NOTES:

1. PROPERTY HAS DIRECT ACCESS TO WATER STREET A.K.A. STATE TRUNK HIGHWAY 80/81 AND BUSINESS HIGHWAY 151, BOTH PUBLIC RIGHT-OF-WAYS.

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

- 1) MONUMENTS PLACED AND/OR FOUND ARE GRAPHICALLY SHOWN.
- 2) PROPERTY ADDRESS: 675 SOUTH WATER STREET, PLATTEVILLE, WISCONSIN, 53818.
- 3) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVE A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 55043C0878F, WITH A DATE OF IDENTIFICATION OF 02/03/2016, FOR COMMUNITY NUMBER 550154, IN GRANT COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 4) SAID PARCEL CONTAINS 91,443 SQUARE FEET (2.10± ACRES) OF LAND, MORE OR LESS.
- 6a) PER ZONING REPORT PROVIDED BY AMERICAN ZONING SERVICES FOR SITE# 2570-2, DATED JULY 14, 2020:
ZONING DESIGNATION: B-3, HIGHWAY COMMERCIAL DISTRICT
STREET SETBACK REQUIREMENT (BUSINESS HIGHWAY 151, SOUTH WATER STREET, & ELLEN STREET): 25 FEET
SITE SETBACK REQUIREMENT: 15 FEET
REAR SETBACK REQUIREMENT: 30 FEET
ADJACENT TO RESIDENTIAL (NORTHERN PROPERTY LINE): 30 FEET
MINIMUM BUILDING HEIGHT: 45 FEET
MINIMUM LOT SIZE: TO BE DETERMINED BY BUILDING PLACEMENT ON THE SITE AS WELL AS THE SETBACK REQUIREMENTS
MINIMUM LOT WIDTH: 100 FEET
MAXIMUM LOT COVERAGE: NO LIMIT
OFF-STREET PARKING REQUIREMENTS:
1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA (14,820 SQUARE FEET)
NUMBER OF REQUIRED PARKING SPACES: 49 TOTAL PARKING SPACES
- 6b) BUILDING SETBACK LINES ARE GRAPHICALLY SHOWN.
- 7) a) EXTERIOR DIMENSIONS AT GROUND LEVEL ARE GRAPHICALLY SHOWN.
b) (1) THE FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS 14,723 SQUARE FEET.
c) MEASURE HEIGHTS OF BUILDINGS ARE GRAPHICALLY SHOWN (INDICATED BY "BH").
- 8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE GRAPHICALLY SHOWN.
- 9) SAID PARCEL CONTAINS ONE PARKING LOT CONTAINING:
- THREE HANDICAP STALLS
- THREE UNLOADING ZONES
- FIFTY-FOUR REGULAR PARKING STALLS
- 13) ALL ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE GRAPHICALLY SHOWN.
- 14) DISTANCES BETWEEN BUILDING CORNERS AND NEAREST INTERSECTING STREET ARE GRAPHICALLY SHOWN.
- 16) NO EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- 17) ELLEN STREET, ALONG THE EAST SIDE OF THE PROPERTY WAS RECENTLY RECONSTRUCTED DURING THE SUMMER OF 2017.
- 20) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$5,100,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

SCHEDULE 'B' EXCEPTIONS - PARCEL II:

SCHEDULE B, PART II EXCEPTIONS SHOWN BELOW ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY AND TITLE INSURANCE FILE NO. NCS-1019909-MKE

- 1) NOT RELEVANT TO THIS DOCUMENT.
- 2) ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES ARE GRAPHICALLY SHOWN IF THEY EXIST.
- 3) ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES ARE GRAPHICALLY SHOWN IF THEY EXIST.
- 4) NOT RELEVANT TO THIS DOCUMENT.
- 5) NOT RELEVANT TO THIS DOCUMENT.
- 6) NOT RELEVANT TO THIS DOCUMENT.
- 7) NOT RELEVANT TO THIS DOCUMENT.
- 9) NOT RELEVANT TO THIS DOCUMENT.
- 17) THE REMAINING PORTION OF LAUGHTON TERRACE LYING NORTH OF BUSINESS HIGHWAY 151 AND EAST OF WATER STREET, IN THE PROSPECT PARK ADDITION TO THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN IS DISCONTINUED EFFECTIVE ON JANUARY 22, 2008, AND RECORDED IN GRANT COUNTY REGISTER OF DEEDS OFFICE ON JANUARY 29, 2008 IN VOLUME 1158 OF RECORDS ON PAGE 938 AS DOCUMENT No. 704705. THE RESULT OF THIS DOCUMENT ARE GRAPHICALLY SHOWN.
- 18) NOT RELEVANT TO THIS DOCUMENT.
- 25) NOT RELEVANT TO THIS DOCUMENT.
- 26) NOT RELEVANT TO THIS DOCUMENT.
- 27) NOT RELEVANT TO THIS DOCUMENT.

SCALE: 1"=30'
0 30 60
SURVEYED FOR:
JAMES P. DOWD & ANNETTE C. DOWD
1317 W. TOWN SQUARE ROAD, SUITE 111 N
MEQUON, WISCONSIN 53092

DRAWN BY:
SD
CHECKED BY:
DD
FIELD CREW:
J.S. RG

SURVEYED BY:
DELTA 3
PROFESSIONAL SURVEYING & CONSULTING ENGINEERING - ARCHITECTURE
GRANT COUNTY - LAND DEVELOPMENT - PLANNING & CAD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (808) 348-5355
PLATTEVILLE, WISCONSIN 53818
808 WISCONSIN STREET PHONE: (808) 540-9105
DUNBAR, IOWA 52001

DATE:	BY:	REVISIONS:
7/31/2020	SD	INITIAL PLAT
8/12/2020	SD	CLIENT REVIEW

SHEET 1 OF 1

