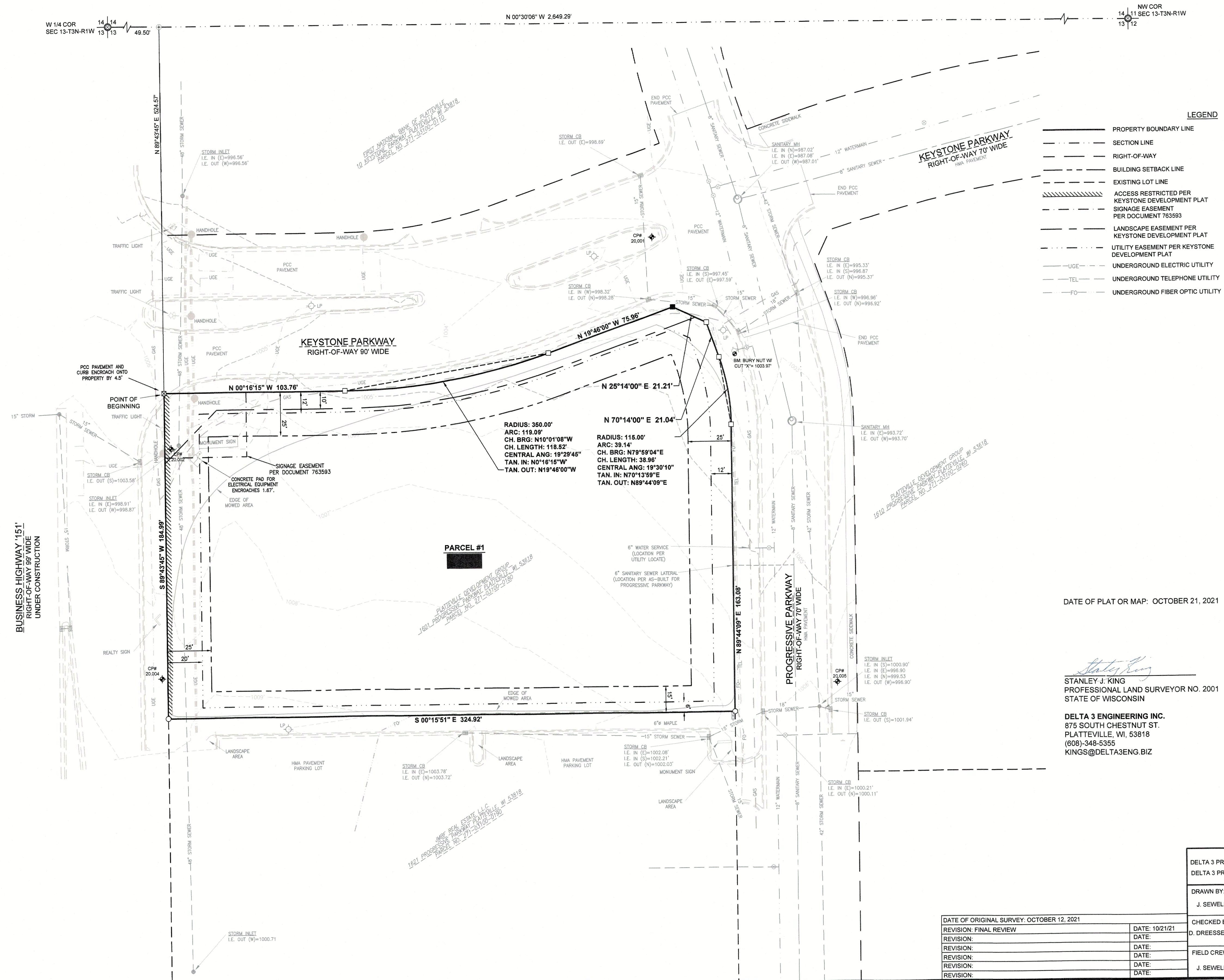


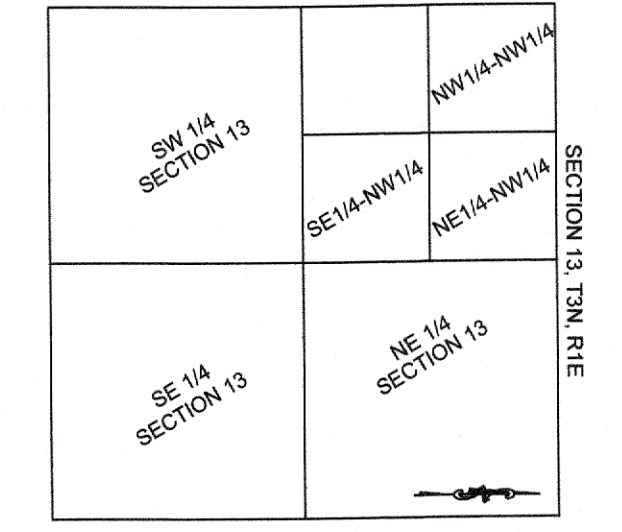
# ALTA/NSPS LAND TITLE SURVEY

LOT EIGHT (8) OF KEYSTONE DEVELOPMENT  
CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



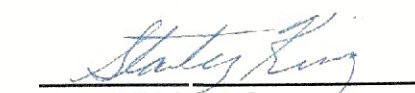
- LEGEND**
- PROPERTY BOUNDARY LINE
  - - - SECTION LINE
  - - - RIGHT-OF-WAY
  - - - BUILDING SETBACK LINE
  - - - EXISTING LOT LINE
  - ▨ ACCESS RESTRICTED PER KEYSTONE DEVELOPMENT PLAT
  - ▨ SIGNAGE EASEMENT PER DOCUMENT 763593
  - ▨ LANDSCAPE EASEMENT PER KEYSTONE DEVELOPMENT PLAT
  - ▨ UTILITY EASEMENT PER KEYSTONE DEVELOPMENT PLAT
  - UGE — UNDERGROUND ELECTRIC UTILITY
  - TEL — UNDERGROUND TELEPHONE UTILITY
  - FO — UNDERGROUND FIBER OPTIC UTILITY

- ⊙ ALUMINUM MONUMENT FOUND
- ⊠ BRASS STEM MARKER IN CONCRETE FOUND
- 3/4" DIA. REBAR FOUND
- 1-1/4" DIA. REBAR FOUND
- SET 1-1/4" X 18" REBAR - WT#4.30 W/L.F.
- ⊕ NO MONUMENT SET
- ⊕ SURVEY CONTROL POINT
- ⊕ BENCHMARK

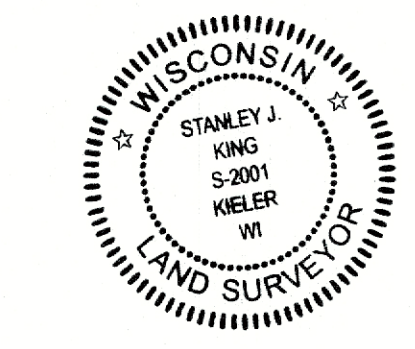



LOCATION MAP  
SCALE: 1"=100'

DATE OF PLAT OR MAP: OCTOBER 21, 2021

  
 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



|   |              |   |  |
|---|--------------|---|--|
| DELTA 3 PROJECT NAME: LOT#8 KEYSTONE ALTA |              | SCALE: 1"=30' (24"x36")   |  |
| DELTA 3 PROJECT NO.: D21-184              |              | 0 30 60   |  |
| DRAWN BY:<br>J. SEWELL                    | SURVEYED BY: | <br><b>EVERY ANGLE COVERED</b>   |  |
| CHECKED BY:<br>D. DREESSENS               |              |   |  |
| FIELD CREW:<br>J. SEWELL                  |              | PROFESSIONAL CIVIL-MUNICIPAL & STRUCTURAL ENGINEERING ARCHITECTURE<br>GRANT WRITING LAND DEVELOPMENT PLANNING & CAD SERVICES<br>875 SOUTH CHESTNUT STREET PLATTEVILLE, WISCONSIN 53818<br>PHONE: (808) 348-5355 |  |

|   |                |
|---|----------------|
| DATE OF ORIGINAL SURVEY: OCTOBER 12, 2021 |                |
| REVISION: FINAL REVIEW                    | DATE: 10/21/21 |
| REVISION:                                 | DATE:          |
| REVISION:                                 | DATE:          |
| REVISION:                                 | DATE:          |
| REVISION:                                 | DATE:          |

FIRST ANTON CORN OF PLATTEVILLE  
 1921 PROGRESSIVE PARKWAY PLAT # 33818  
 PARCELS NO. 21-23-02-01-90

PLATTEVILLE DEVELOPMENT GROUP  
 1921 PROGRESSIVE PARKWAY PLAT # 33818  
 PARCELS NO. 21-23-02-01-90

PLATTEVILLE DEVELOPMENT GROUP  
 1921 PROGRESSIVE PARKWAY PLAT # 33818  
 PARCELS NO. 21-23-02-01-90

WISE REAL ESTATE, LLC  
 1921 PROGRESSIVE PARKWAY PLAT # 33818  
 PARCELS NO. 21-23-02-01-90

# ALTA/NSPS LAND TITLE SURVEY

LOT EIGHT (8) OF KEYSTONE DEVELOPMENT  
CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

**LEGAL DESCRIPTION:**

LOT EIGHT (8) OF KEYSTONE SUBDIVISION, A SUBDIVISION IN THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS THE SAME TO THE PROPERTY DESCRIBED IN THE TITLE INSURANCE COMMITMENT DATED, MAY 24, 2021, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND INSURED IN THE MORTGAGEE'S POLICY, ANY EXCEPTIONS OR DISCREPANCIES HAVE BEEN IDENTIFIED AND NOTED.

**SURVEYOR'S CERTIFICATE:**

TO PPP DEV, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY; AND ALL OF THEIR SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 5, 4, 8(a), 8(b), 8, 11(a), 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 29, 2021, SEPTEMBER 30, 2021, AND OCTOBER 1, 2021.

PARCEL IDENTIFICATION NUMBER: 271-03100-0180

DATE OF PLAT OR MAP: OCTOBER 21, 2021

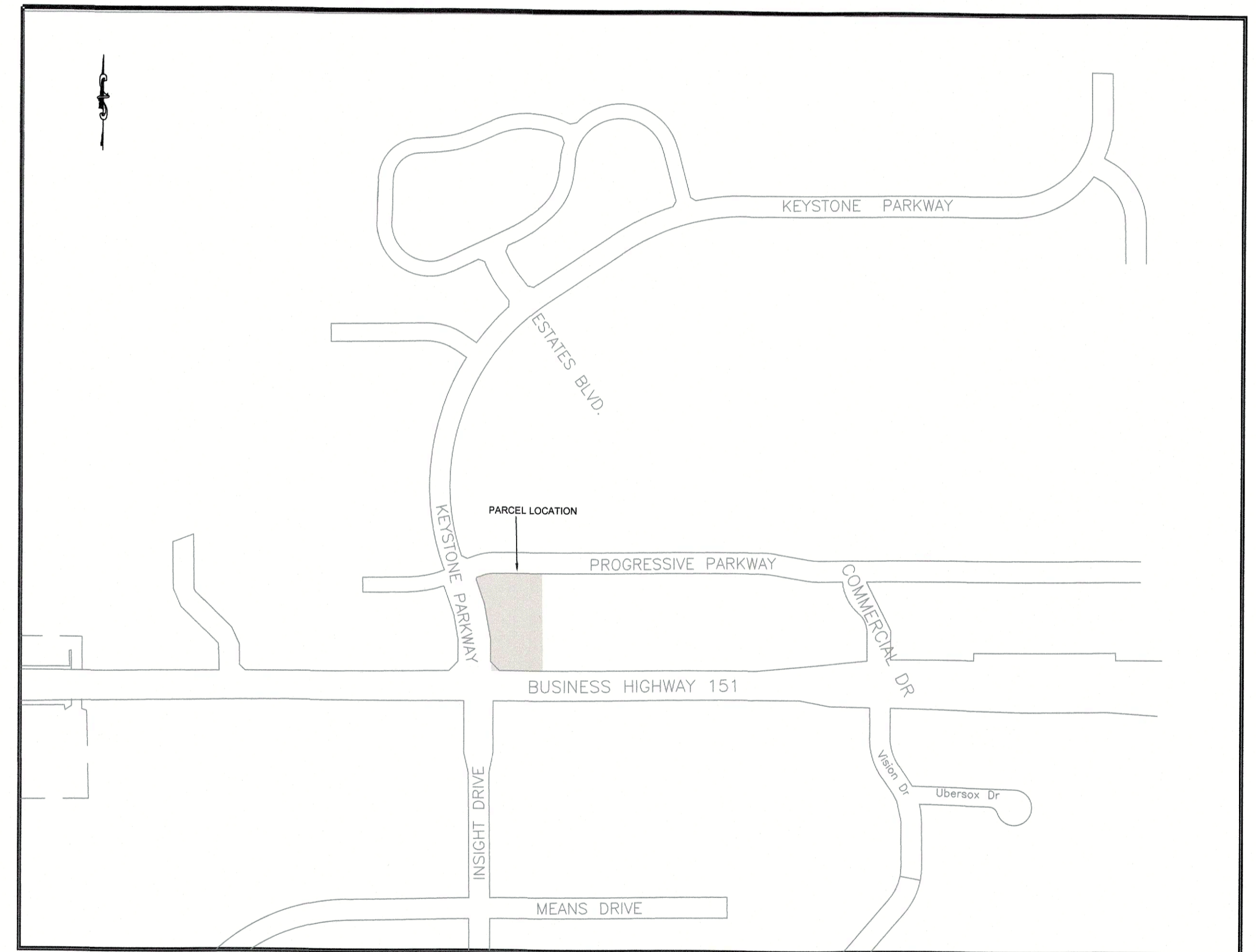


*Stanley J. King*  
STANLEY J. KING  
PROFESSIONAL LAND SURVEYOR NO. 2001  
STATE OF WISCONSIN

DELTA 3 ENGINEERING INC.  
875 SOUTH CHESTNUT ST.  
PLATTEVILLE, WI, 53818  
(608)-348-5355  
KINGS@DELTA3ENG.BIZ

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

- 1) MONUMENTS PLACED AND/OR FOUND ARE GRAPHICALLY SHOWN.
- 2) PROPERTY ADDRESS: 1601 PROGRESSIVE PARKWAY PLATTEVILLE, WI 53818.
- 3) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, "AREA OF MINIMAL FLOOD HAZARD," PER FEMA PANEL NO. 55043C0677F, AND THEREFORE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP.
- 4) SAID PARCEL CONTAINS 64,223 SQUARE FEET (1.47 ACRES) OF LAND, MORE OR LESS.
- 5) VERTICAL RELIEF IS GRAPHICALLY SHOWN ON THE MAP. INFORMATION OBTAINED FROM GROUND SURVEY IS BASED UPON NAVD88 DATUM.
- 6a) ZONING INFORMATION IS LOCATED IN SURVEYOR'S NOTES, ITEM 4). INFORMATION WAS OBTAINED FROM THE CITY OF PLATTEVILLE'S MUNICIPAL CODE, CHAPTER 22 ADOPTED ON OCTOBER 13, 2020.
- 6b) A ZONING REPORT OR LETTER WAS NOT PROVIDED. HOWEVER, THE BUILDING SETBACKS HAVE BEEN GRAPHICALLY SHOWN BASED UPON THE CURRENT ZONING CODE. THE CURRENT BUILDING SETBACKS SHOWN ARE PER CITY OF PLATTEVILLE MUNICIPAL CODE, CHAPTER 22 AND ADOPTED ON OCTOBER 13, 2020, AND ARE NOT THE SAME AS WHEN THE PLAT OF KEYSTONE DEVELOPMENT WAS RECORDED.
- 8) SUBSTANTIAL FEATURES OF THE SITE ARE GRAPHICALLY SHOWN ON THE MAP.
- 11a) LOCATION OF UNDERGROUND UTILITIES ARE GRAPHICALLY SHOWN ON THE MAP AS A RESULT OF DIGGER'S HOTLINE LOCATE REQUEST.
- 11b) THE LOCATION OF UNDERGROUND UTILITIES THAT WERE NOT LOCATED AS A RESULT OF THE DIGGER'S HOTLINE LOCATE REQUEST, WERE BASED UPON RECORD DRAWINGS ("AS-BUILTS") PROVIDED BY THE CITY OF PLATTEVILLE.
- 13) ADJACENT PROPERTY OWNERS ARE SHOWN ON THE FACE OF THE MAP.
- 14) THE PARCEL IS DIRECTLY ADJACENT TO TWO INTERSECTIONS: THE INTERSECTION OF BUSINESS HIGHWAY 151 AND KEYSTONE PARKWAY AND THE INTERSECTION OF KEYSTONE PARKWAY AND PROGRESSIVE PARKWAY.
- 16) THERE IS NO EVIDENCE OF EARTH MOVING OR CONSTRUCTION ON THIS PROPERTY. HOWEVER, BUSINESS HIGHWAY 151 IS CURRENTLY UNDER CONSTRUCTION. THE WORK BEING COMPLETED ON BUSINESS HIGHWAY 151 INCLUDES: UPDATING THE TRAFFIC SIGNALS, NEW ASPHALT PAVEMENT, AND NEW PAVEMENT MARKINGS. THE PROJECT WILL NOT IMPACT THE PROPERTY.
- 17) PER THE CITY OF PLATTEVILLE, THERE ARE NO PROPOSED CHANGES TO THE PUBLIC RIGHT-OF-WAY.
- 18) THERE ARE NO PLOTTABLE OFFSITE EASEMENTS FOR THIS PARCEL.



VICINITY MAP  
SCALE = N.T.S.

**SURVEYOR NOTES:**

- 1) BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 13-T3N-R1W, WHICH BEARS N 00°30'08" W IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).
  - 2) DATES OF FIELD WORK: SEPTEMBER 29, 2021; SEPTEMBER 30, 2021; AND OCTOBER 1, 2021.
  - 3) NO BUILDINGS WERE OBSERVED ON THIS PROPERTY.
  - 4) CURRENT ZONING: B-3 (HIGHWAY BUSINESS DISTRICT)
- DIMENSIONAL REQUIREMENTS OF B-3:
- LOT AREA:  
TO BE DETERMINED BY BUILDING PLACEMENT ON THE SITE AS WELL AS THE SETBACK REQUIREMENTS IDENTIFIED BELOW:
- LOT WIDTH:  
100 FEET
- YARDS:  
STREET: 25 FEET  
SIDE: 15 FEET  
REAR: 30 FEET
- MAX BUILDING HEIGHT:  
45 FEET
- 5) THE SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER 29, 2021, SEPTEMBER 30, 2021, AND OCTOBER 1, 2021 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
  - 6) THERE ARE NO UNRECORDED VISIBLE EASEMENTS OR RIGHTS OF WAYS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
  - 7) NO DIRECT VEHICULAR ACCESS FROM LOT 8 TO BUSINESS HIGHWAY 151 IS ALLOWED, PER THE PLAT OF KEYSTONE DEVELOPMENT.
  - 8) THERE ARE NO OBSERVABLE ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, OR UTILITIES, OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
  - 9) THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTIES FOR UTILITIES OR INGRESS OR EGRESS.

**SCHEDULE 'B' NOTES:**

- SCHEDULE B, PART II EXCEPTION ITEMS SHOWN BELOW ARE PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 13192T1-10, WITH A COMMITMENT DATE OF MAY 24, 2021:
- 1) NOT SURVEY RELATED.
  - 2) NONE HAVE BEEN IDENTIFIED.
  - 3) NOT SURVEY RELATED.
  - 4) NOT SURVEY RELATED.
  - 5) NOT SURVEY RELATED.
  - 6) THE FOLLOWING ENCROACHMENTS WERE FOUND:  
THE CONCRETE PAD FOR THE ELECTRICAL EQUIPMENT, WHICH IS LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY, IS LOCATED OUTSIDE OF THE UTILITY EASEMENT AND IS GRAPHICALLY SHOWN.  
  
THE PCC PAVEMENT AND CURB AT THE CORNER OF BUSINESS HIGHWAY 151 AND KEYSTONE PARKWAY, WHICH IS LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY, IS LOCATED ON THE PROPERTY.
  - 7) NOT SURVEY RELATED.
  - 8) NOT SURVEY RELATED.
  - 9) NONE WERE FOUND.
  - 10) HIGHWAY SETBACK LINES (AKA "BUILDING SETBACK LINES") HAVE BEEN UPDATED BASED UPON THE CURRENT MUNICIPAL CODE, CHAPTER 22. NO DIRECT VEHICULAR ACCESS TO BUSINESS HIGHWAY 151 HAS BEEN SHOWN PER CERTIFIED SURVEY MAP NO. 1030 AND THE RECORDED PLAT OF KEYSTONE DEVELOPMENT.
  - 11) THE STREET ACCESS LIMITATION AS SHOWN ON CERTIFIED SURVEY MAP NO. 1030
  - 12) LOT 8 IS LOCATED OUT OF THE VIEW CORRIDOR.
  - 13) BUILDING SETBACK LINES (UPDATED TO REFLECT THE CITY OF PLATTEVILLE CURRENT MUNICIPAL CODE, CHAPTER 22), UTILITY EASEMENTS, EASEMENTS AND DRAINAGE EASEMENTS AS REFERENCED ON THE RECORDED PLAT OF KEYSTONE DEVELOPMENT ARE GRAPHICALLY SHOWN.
  - 14) THESE ARE THE SAME AS SHOWN ON THE RECORDED PLAT OF KEYSTONE DEVELOPMENT AND ARE GRAPHICALLY SHOWN.
  - 15) THESE ARE THE SAME AS SHOWN ON THE RECORDED PLAT OF KEYSTONE DEVELOPMENT AND ARE GRAPHICALLY SHOWN.
  - 16) THIS IS THE SAME EASEMENT AS SHOWN ON THE RECORDED PLAT OF KEYSTONE DEVELOPMENT AND IS GRAPHICALLY SHOWN.
  - 17) THIS IS GRAPHICALLY SHOWN.
  - 18) NOT SURVEY RELATED.
  - 19) NOT SURVEY RELATED.

|   |                |
|---|----------------|
| DATE OF ORIGINAL SURVEY: OCTOBER 12, 2021 | DATE: 10/21/21 |
| REVISION: FINAL REVIEW                    | DATE:          |
| REVISION:                                 | DATE:          |
| REVISION:                                 | DATE:          |
| REVISION:                                 | DATE:          |
| REVISION:                                 | DATE:          |

DELTA 3 PROJECT NAME: LOT#8 KEYSTONE ALTA  
DELTA 3 PROJECT NO.: D21-184

SCALE: 1"=30' (24"x36")

DRAWN BY: J. SEWELL  
SURVEYED BY:

CHECKED BY: D. DREESSENS

FIELD CREW: J. SEWELL

PROFESSIONAL CIVIL-MUNICIPAL & STRUCTURAL ENGINEERING ARCHITECTURE  
GRANT WRITING, LAND DEVELOPMENT, PLANNING & CAD SERVICES  
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SHEET 2 OF 2