

SURVEY LEGEND

These standard symbols will be found in the drawing.

[Symbol]	SANITARY SEWER LINE
[Symbol]	STORM SEWER LINE
[Symbol]	OVERHEAD UTILITIES LINE
[Symbol]	BURIED ELECTRIC LINE
[Symbol]	BURIED GAS LINE
[Symbol]	BURIED TELEPHONE LINE
[Symbol]	BURIED WATER LINE
[Symbol]	APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
[Symbol]	BURIED FIBER OPTICS LINE
[Symbol]	APPROX. BURIED UNKNOWN UTILITY LINE PER MAPS FROM OTHERS
[Symbol]	CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
[Symbol]	EDGE OF BITUMINOUS CONTOUR LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	RIGHT-OF-WAY CENTER LINE
[Symbol]	SECTION LINE
[Symbol]	INTERIOR LOT LINE
[Symbol]	LANDSCAPE LINE
[Symbol]	WALL LINE
[Symbol]	RECTANGULAR CATCH BASIN
[Symbol]	CIRCULAR CATCH BASIN
[Symbol]	SQUARE CATCH BASIN
[Symbol]	STORM SEWER MANHOLE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	UTILITY MANHOLE
[Symbol]	WATER SPOUT
[Symbol]	IRRIGATION VALVE
[Symbol]	WATER VALVE
[Symbol]	HYDRA-STOP
[Symbol]	WATER FOUNTAIN
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC METER
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	ELECTRIC OUTLET
[Symbol]	ELECTRIC BOX
[Symbol]	LIGHT POLE
[Symbol]	POWER POLE
[Symbol]	GUY WIRE
[Symbol]	GAS METER
[Symbol]	GAS VALVE
[Symbol]	TELEPHONE VAULT
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	FIBER OPTIC VAULT
[Symbol]	GUARD POST/BOLLARD
[Symbol]	SQUARE PILAR
[Symbol]	CONTROL BOX
[Symbol]	AIR CONDITIONING UNIT
[Symbol]	DUST COLLECTOR
[Symbol]	SON
[Symbol]	FLAGPOLE
[Symbol]	ROOF DRAIN
[Symbol]	MEMORIAL PLAQUE
[Symbol]	BUSH/SHRUB
[Symbol]	TREE
[Symbol]	PINE TREE
[Symbol]	GRAVEL AREA
[Symbol]	RIP RAP AREA
[Symbol]	LANDSCAPE AREA
[Symbol]	SAND AREA
[Symbol]	WOOD CHIP AREA
[Symbol]	WETLAND AREA
[Symbol]	PROVIDED BY OTHERS
[Symbol]	1" O.D. IRON PIPE FOUND
[Symbol]	2" O.D. IRON PIPE FOUND
[Symbol]	3/4" O.D. IRON BAR FOUND
[Symbol]	1" O.D. IRON BAR FOUND
[Symbol]	CHEELED "X" FOUND
[Symbol]	BENTENED NAIL FOUND
[Symbol]	MAG NAIL SET
[Symbol]	MAG NAIL FOUND
[Symbol]	STONE MONUMENT FOUND
[Symbol]	RECORDED AS

LEGAL DESCRIPTION

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1897 AND A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST;

THENCE N 00°04'10"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, 33.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT-OF-WAY LINE OF EAST MADISON STREET AND THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1897, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE N 89°45'59"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 688.52 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF S.T.H. 807;

THENCE N 21°54'19"W ALONG SAID EAST RIGHT-OF-WAY LINE, 86.96 FEET;

THENCE N 32°52'38"E ALONG SAID EAST RIGHT-OF-WAY LINE, 106.29 FEET;

THENCE N 38°09'18"E ALONG SAID EAST RIGHT-OF-WAY LINE, 383.02 FEET;

THENCE S 54°50'12"E ALONG SAID EAST RIGHT-OF-WAY LINE, 15.04 FEET;

THENCE N 39°09'16"E ALONG SAID EAST RIGHT-OF-WAY LINE, 78.88 FEET;

THENCE NORTHWESTERLY 720.07 FEET ALONG THE ARC OF A CURVE, ALONG SAID EAST RIGHT-OF-WAY LINE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1959.86 FEET AND WHOSE LONG CHORD BEARS N 28°37'44"E, 716.03 FEET;

THENCE N 33°14'48"E ALONG SAID EAST RIGHT-OF-WAY LINE, 88.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, CERTIFIED SURVEY MAP NO. 1897;

THENCE N 89°56'29"E ALONG THE NORTH LINE OF SAID LOT 1, 318.33 FEET;

THENCE N 00°05'59"W ALONG THE NORTH LINE OF SAID LOT 1, 200.13 FEET;

THENCE N 89°48'47"E ALONG THE NORTH LINE OF SAID LOT 1, 804.35 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE S 00°23'55"E ALONG THE EAST LINE OF SAID LOT 1, 468.71 FEET;

THENCE N 89°18'51"E ALONG THE EAST LINE OF SAID LOT 1, 234.43 FEET;

THENCE S 01°49'20"E ALONG THE EAST LINE OF SAID LOT 1, 364.03 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF C.T.H. 89/BROADWAY STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE S 59°15'19"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, 285.30 FEET;

THENCE S 46°40'59"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, 28.77 FEET;

THENCE S 89°25'59"W ALONG SAID SOUTH LINE OF SAID LOT 1, 405.46 FEET;

THENCE S 00°18'49"E ALONG THE SOUTH LINE OF SAID LOT 1, 278.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST MADISON STREET;

THENCE S 89°25'43"W ALONG THE NORTH RIGHT-OF-WAY LINE, 803.05 FEET TO THE POINT OF BEGINNING, CONTAINING 2,028,976 SQ. FEET - 46.510 ACRES

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
SOUTHEAST FLANGE BOLT ON HYDRANT, LOCATED APPROXIMATELY 100 FEET WEST OF THE SOUTHWEST CORNER OF THE PLATTEVILLE HIGH SCHOOL BUILDING. ELEVATION = 1016.69

BENCHMARK #2
SOUTHWEST FLANGE BOLT ON HYDRANT, LOCATED APPROXIMATELY 100 FEET WEST OF THE SOUTHWEST CORNER OF THE PLATTEVILLE HIGH SCHOOL BUILDING. ELEVATION = 1018.45

BENCHMARK #3
SOUTHEAST FLANGE BOLT ON HYDRANT, LOCATED NORTH OF THE PLATTEVILLE HIGH SCHOOL BUILDING ON THE NORTH SIDE OF THE PARKING LOT. ELEVATION = 1018.65

BENCHMARK #4
SOUTHWEST FLANGE BOLT ON HYDRANT, LOCATED EAST OF THE PLATTEVILLE HIGH SCHOOL BUILDING ON THE WEST SIDE OF THE PARKING LOT. ELEVATION = 1016.83

SURVEYOR'S NOTES

1. A 60 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY THE COUNTY TITLE SERVICES, L.L.C., FILE NO. 8-10064, DATED NOVEMBER 9, 2022 AT 4:00 PM. PLOTTABLE EASEMENTS FOUND IN THIS REPORT AS SHOWN ON SURVEY.

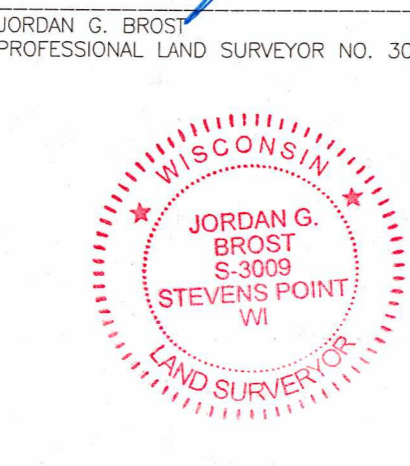
2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS THREE SHEETS WHICH ARE LABELED AS "TS 1.1", "TS 1.2" AND "TS 1.3".

3. SURVEYOR DID NOT OBSERVE ANY ABOVE GROUND EVIDENCE OF SANITARY SEWER ON-SITE AT THE TIME OF SURVEY. SURVEYOR ALSO OBTAINED CITY SANITARY SEWER SYSTEM MAPS AS WELL AS HISTORICAL SITE PLAN MAPPING FROM THE CLIENT. IN REVIEWING SAID MAPS, NONE OF THEM SHOWED ON-SITE SANITARY SEWER OR LATERALS GOING INTO THE SITE.

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF PLATTEVILLE SCHOOL DISTRICT AND DO HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-47 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHIC SURVEY AS DONE UNDER MY DIRECTION ON OCTOBER 28, AND NOVEMBER 2, 2022 AND JANUARY 15, 2023.

DATED THIS 10 DAY OF FEBRUARY, 2023



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	959.86	720.07	716.03	N28°37'44"E	21°03'04"

CLIENT/OWNER

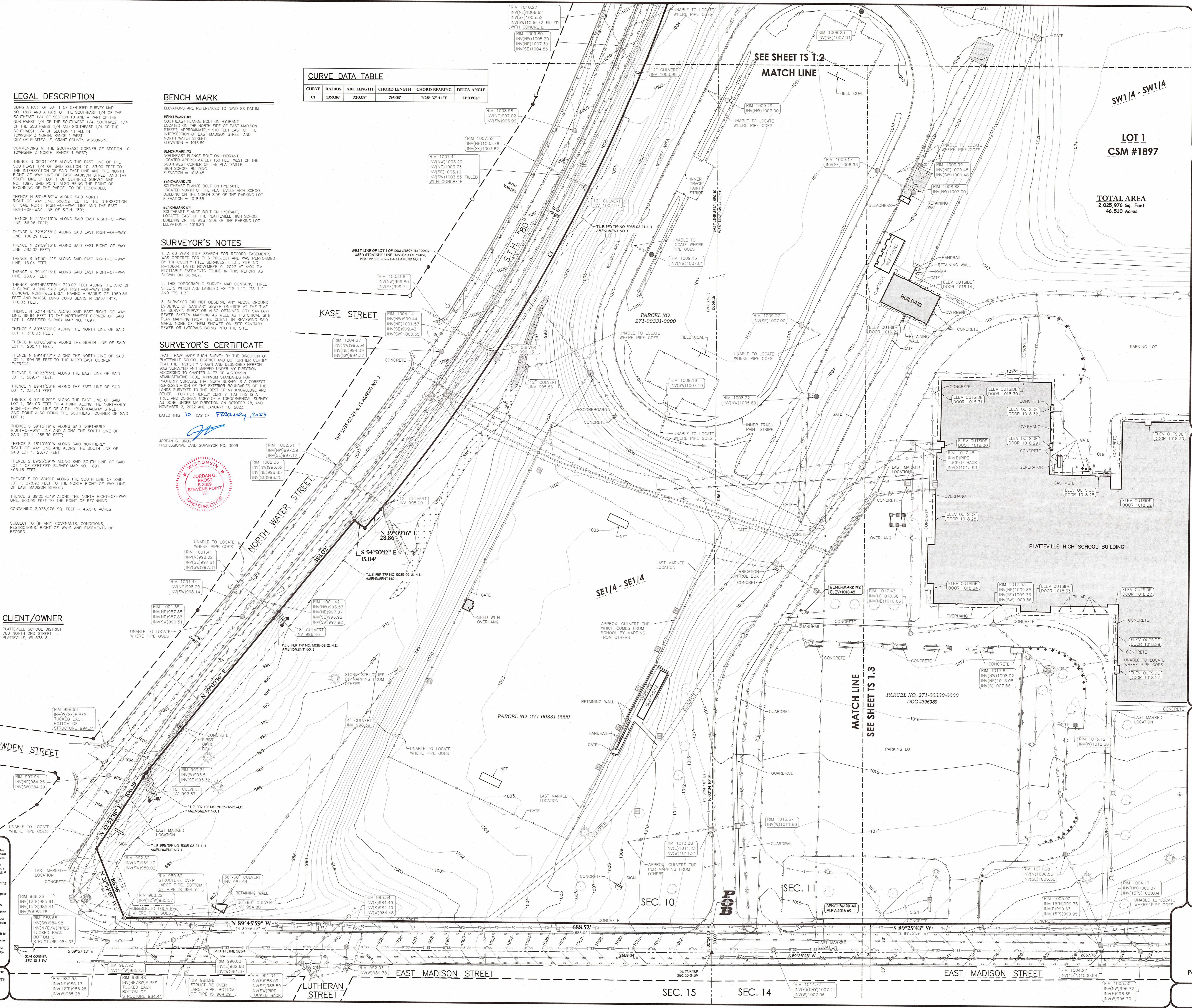
PLATTEVILLE SCHOOL DISTRICT
780 NORTH 2ND STREET
PLATTEVILLE, WI 53181

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, BEARS S 89°37'13" E AS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83 (2011).

UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances, including manhole risers, valve boxes, hydrants, transformers, etc., which can be visually inspected, are shown herein based on actual surveyed locations. Locations of utility lines and appurtenances, which are not visually inspected, are shown herein based on utility records and maps. Utility records and maps are not always accurate and may be subject to change. The surveyor is not responsible for the accuracy of utility records and maps. The surveyor is not responsible for the accuracy of utility records and maps. The surveyor is not responsible for the accuracy of utility records and maps.



REVISIONS

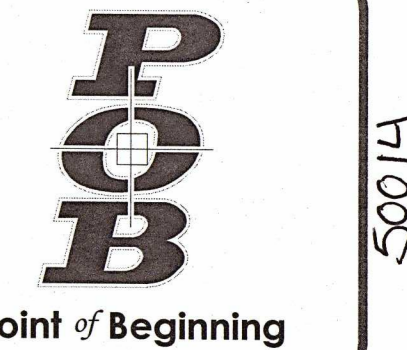
NO.	DATE	BY	DESCRIPTION
1	1/20/2023	J.G.B.	C.A.G.
2	2/10/2023	J.G.B.	C.A.G.

CHECKED: JORDAN G. BROST
DRAWN: CHAD A. GORSTSKI
DATE: 11-30-22
PROJECT NO.: 22-411

TOPOGRAPHIC SURVEY

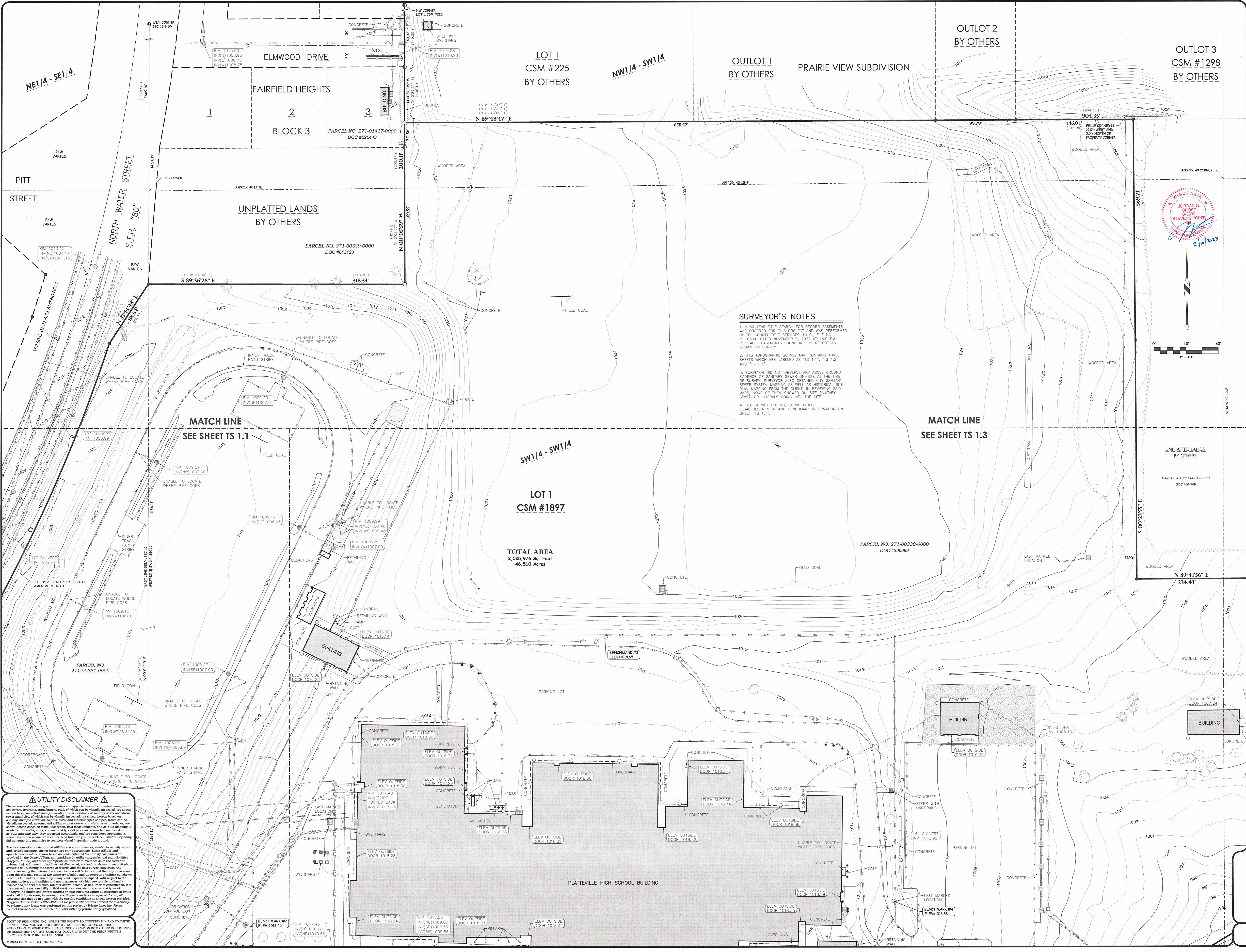
**PLATTEVILLE SCHOOL DISTRICT
HIGH SCHOOL SITE
CITY OF PLATTEVILLE
GRANT COUNTY, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture



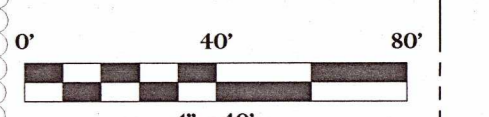
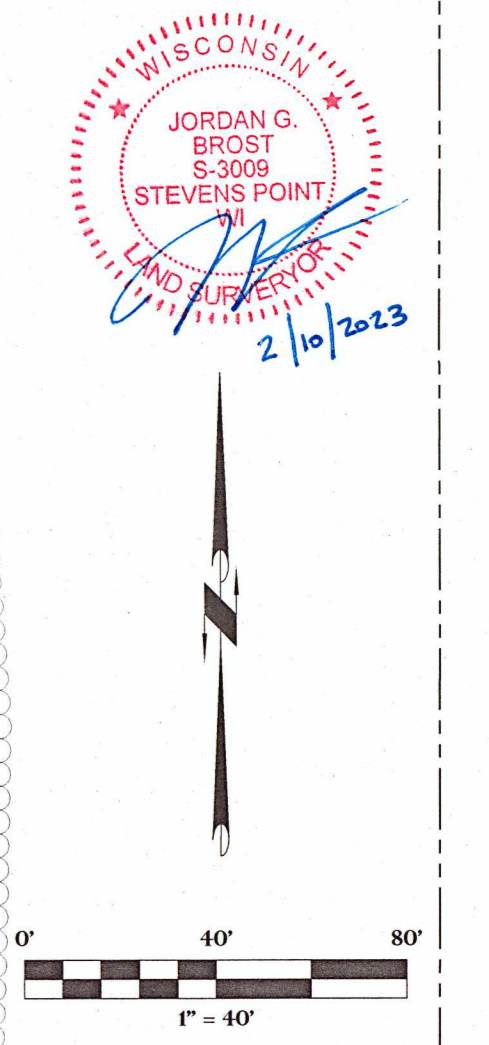
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

TS 1.1



SURVEYOR'S NOTES

1. A 60 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY TRI-COUNTY TITLE SERVICES, L.L.C., FILE NO. R-10024, DATED NOVEMBER 9, 2022 AT 4:00 PM. PLOTTABLE EASEMENTS FOUND IN THIS REPORT AS SHOWN ON SURVEY.
2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS THREE SHEETS WHICH ARE LABELED AS "TS 1.1", "TS 1.2" AND "TS 1.3".
3. SURVEYOR DID NOT OBSERVE ANY ABOVE GROUND EVIDENCE OF SANITARY SEWER ON-SITE AT THE TIME OF SURVEY. SURVEYOR ALSO OBTAINED CITY SANITARY SEWER SYSTEM MAPPING AS WELL AS HISTORICAL SITE PLAN MAPPING FROM THE CLIENT. IN REVIEWING SAID MAPS, NONE OF THEM SHOWED ON-SITE SANITARY SEWER OR LATERALS GOING INTO THE SITE.
4. SEE SURVEY LEGEND, CURVE TABLE, LEGAL DESCRIPTION AND BENCHMARK INFORMATION ON SHEET "TS 1.1".



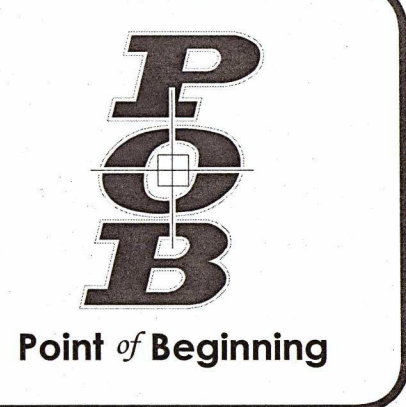
REVISIONS	
1/20/2023	C.A.G.
2/10/2023	C.A.G.

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE:	11-30-22
PROJECT NO.:	22.441

TOPOGRAPHIC SURVEY

**PLATTEVILLE SCHOOL DISTRICT
HIGH SCHOOL SITE
CITY OF PLATTEVILLE
GRANT COUNTY, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



TS 1.2

UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve boxes, hydrants, transformers, etc.) of which can be visually inspected, are shown hereon based on actual surveyed location. Riser elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, existing and ending, sanitary sewer and storm sewer manholes or culverts shown hereon are shown hereon, and are considered approximate. Visual inspection indicates what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

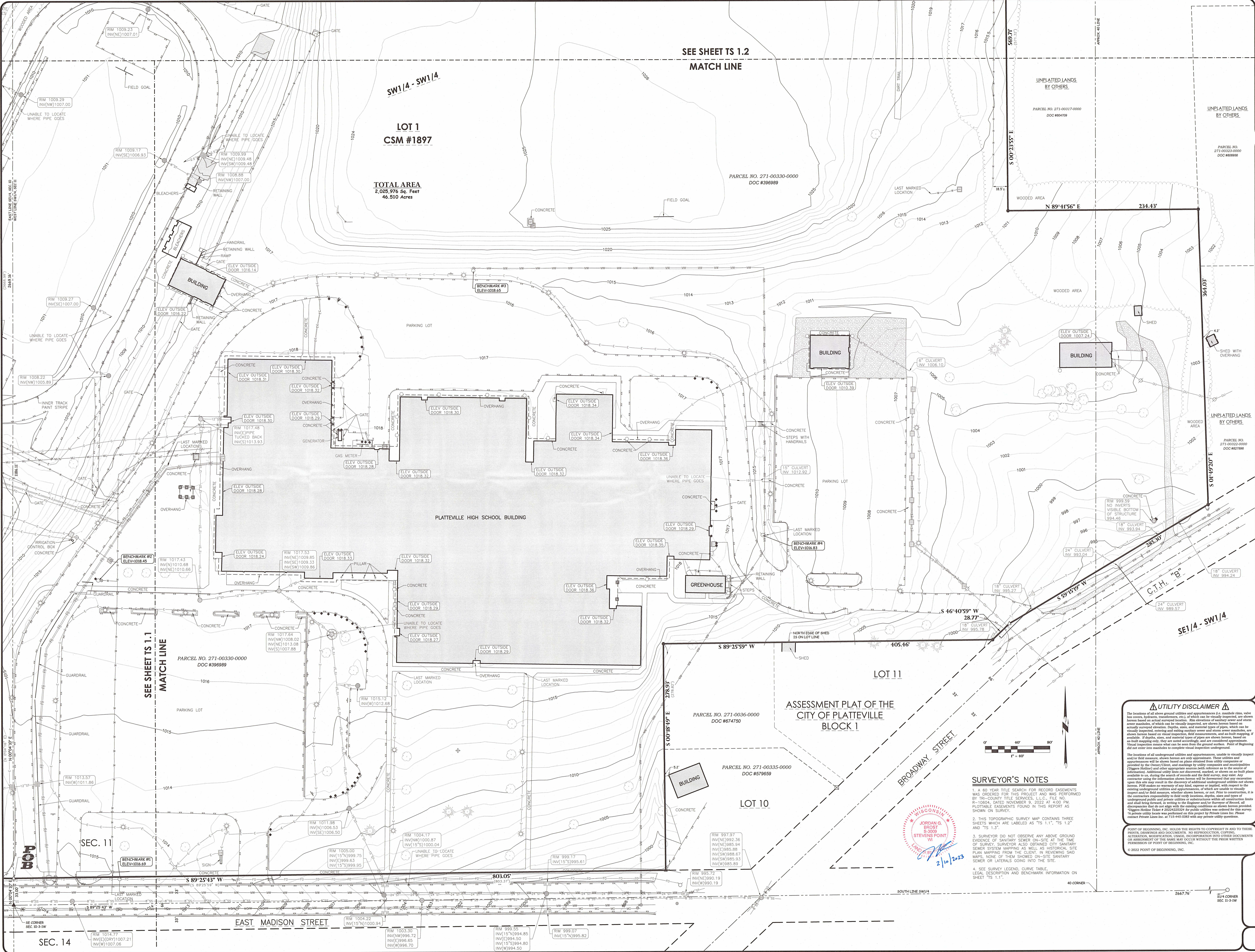
The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Pigeon Holes) and other appropriate sources (such as reference to the source of information). Additional utility lines not discovered, or shown on as-built plans available to us, during the search of records and the field survey, may exist and/or be located beneath the site. It is the responsibility of the client to verify the accuracy of the information upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to excavation, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or structures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, any discrepancies that do not agree with the existing conditions as shown hereon provided. *Digging Holes Ticket # 2022425224 for public utilities was ordered for this survey. *A private utility locate was performed on this project by Private Lines Inc. Please contact Private Lines Inc. at 715-445-5383 with any private utility questions.

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MAR 15 2023

50014



SEE SHEET TS 1.2
MATCH LINE

LOT 1
CSM #1897

TOTAL AREA
2,025,976 Sq. Feet
46.510 Acres

PARCEL NO. 271-00330-0000
DOC #396989

UNPLATTED LANDS
BY OTHERS

PARCEL NO. 271-00317-0000
DOC #604709

UNPLATTED LANDS
BY OTHERS

PARCEL NO. 271-00322-0000
DOC #627898

SEE SHEET TS 1.1
MATCH LINE

PARCEL NO. 271-00330-0000
DOC #396989

ASSESSMENT PLAT OF THE
CITY OF PLATTEVILLE
BLOCK 1

PARCEL NO. 271-0036-0000
DOC #674750

PARCEL NO. 271-00335-0000
DOC #579659

SURVEYOR'S NOTES

- A 90 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY TRI-COUNTY TITLE SERVICES, L.L.C., FILE NO. P-110064, DATED NOVEMBER 9, 2022 AT 4:00 PM. FLOTTABLE EASEMENTS FOUND IN THIS REPORT AS SHOWN ON SURVEY.
- THIS TOPOGRAPHIC SURVEY MAP CONTAINS THREE SHEETS WHICH ARE LABELED AS "TS 1.1", "TS 1.2" AND "TS 1.3".
- SURVEYOR DID NOT OBSERVE ANY ABOVE GROUND EVIDENCE OF SANITARY SEWER ON-SITE AT THE TIME OF SURVEY. SURVEYOR ALSO OBTAINED CITY SANITARY SEWER SYSTEM MAPPING AS WELL AS HISTORICAL SITE PLAN MAPPING FROM THE CLIENT. IN REVIEWING SAID MAPS, NONE OF THEM SHOWED ON-SITE SANITARY SEWER OR LATERALS GOING INTO THE SITE.
- SEE SURVEY LEGEND, CURVE TABLE, LEGAL DESCRIPTION AND BENCHMARK INFORMATION ON SHEET "TS 1.1".

UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manholes, risers, valve boxes, hydrants, transformers, etc.) of which can be visually inspected, are shown hereon based on actual surveyed locations. Size, dimensions of individual sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed dimensions. Depth, size, and material type of pipes, which can be visually inspected, entering and exiting conveyance are also shown hereon. All other utilities shown hereon are based on visual inspection, field measurements, and as-built mapping, if available. In depths, size, and material type of pipes are shown hereon based on as-built mapping only; they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Points of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to be visually inspected, are shown hereon as best as can be determined. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and marked by utility companies and municipalities (Digging Holes) and other appropriate sources (with reference to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the course of recording the field survey, shall exist. Any contractor using the information shown hereon will be responsible for any excavation work that may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, size and type of underground public and private utilities or structures within all construction limits and shall bring forward, in writing to the Engineer and/or Director of Board, all discrepancies that do not align with the existing conditions as shown hereon provided. *Digging Holes Taken at 2:00PM on 2/10/2023 for public utilities was ordered for this survey. *A private utility locate was performed on this project by Private Lines Inc. Please contact Private Lines Inc. at 715-645-5383 with any private utility questions.

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, IMAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

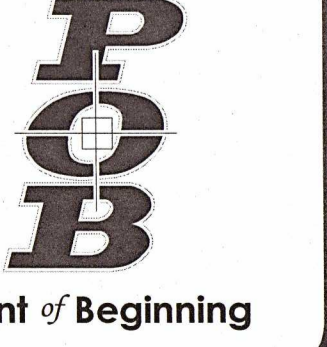
REVISIONS	
1/20/2023	C.A.G.
2/10/2023	C.A.G.

CHECKED: JORDAN G. BROST
DRAWN: CHAD A. GORETSKY
DATE: 11-30-22
PROJECT NO.: 22-441

TOPOGRAPHIC SURVEY

**PLATTEVILLE SCHOOL DISTRICT
HIGH SCHOOL SITE
CITY OF PLATTEVILLE
GRANT COUNTY, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kitching Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



TS 1.3

MAR 15 2023

SC014