

LEGAL DESCRIPTION

BEING ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 390 AND ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 556, LOCATED IN PART OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN; THENCE N 00°12'24" W ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET AND THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, 235.59 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF EAST MADISON STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 390 AND THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING N 00°12'24" W ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF THE SOUTHWEST 1/4 AND THE WEST LINE OF SAID PARCEL 1 AND THE WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 556, 154.42 FEET TO THE SOUTHWEST CORNER OF LOT 11; THEREAFTER;

THENCE N 00°15'38" W ALONG THE WEST LINE OF SAID PARCEL 1 AND THE EAST LINES OF SAID LOT 11 AND LOTS 9 AND 10 OF THE PLATTEVILLE ASSESSMENT PLAT, 328.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THEREAFTER;

THENCE S 74°02'54" E ALONG THE SOUTH LINE OF SAID LOT 9 AND THE NORTH LINE OF SAID PARCEL 1, 145.91 FEET TO THE SOUTHEAST CORNER OF LOT 9; THEREAFTER;

THENCE S 10°36'41" W ALONG THE SOUTH LINE OF LOT 16 OF THE PLATTEVILLE ASSESSOR'S PLAT AND THE NORTH LINE OF SAID PARCEL 1, 408.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE SOUTHWEST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE S 10°36'41" W ALONG THE EAST LINE OF SAID PARCEL 1 AND SAID WEST RIGHT-OF-WAY LINE, 45.03 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 556;

THENCE S 74°02'54" E ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTH LINE OF SAID PARCEL 1, 145.91 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE S 74°02'54" E ALONG THE SOUTH LINE OF SAID LOT 16 OF THE PLATTEVILLE ASSESSOR'S PLAT AND THE NORTH LINE OF SAID PARCEL 1, 408.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE SOUTHWEST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE S 74°02'54" E, 8.55 FEET TO THE NORTHEAST CORNER OF LOT 3 OF FAIRVIEW ADDITION;

THENCE S 16°36'41" W ALONG THE WEST LINES OF LOT 2 AND SAID LOT 3 OF FAIRVIEW ADDITION, 156.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; SAID POINT BEING ON THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 390;

THENCE S 16°36'41" W ALONG THE WEST LINE OF SAID LOT 2 AND SAID EAST LINE, 140.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET;

THENCE S 16°36'41" W ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE OF PARCEL 1, 557.40 FEET TO THE SOUTHEAST CORNER THEREOF AND THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF EAST MADISON STREET;

THENCE N 70°00'00" W ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF PARCEL 1, 370.83 FEET TO THE POINT OF BEGINNING, CONTAINING 488,280 SQUARE FEET - 11.209 ACRES

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

SURVEYOR'S NOTES

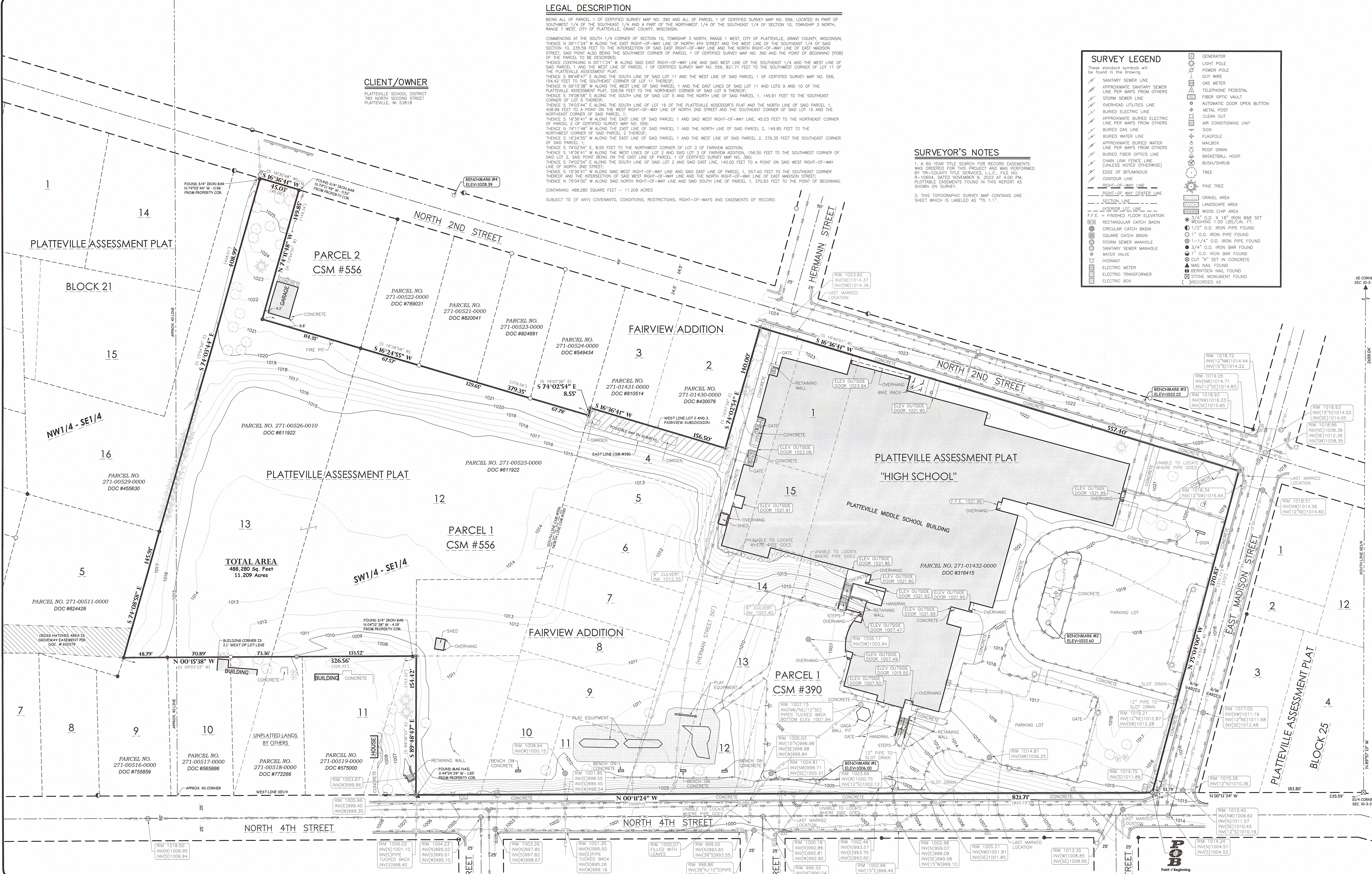
1. A 90 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY TRI-COUNTY TITLE SERVICES, L.L.C., FILE NO. R-10604, DATED NOVEMBER 9, 2022 AT 4:00 PM. PLOTTABLE EASEMENTS FOUND IN THIS REPORT AS SHOWN ON SURVEY.

2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS ONE SHEET WHICH IS LABELED AS "TS 1.1".

SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- OVERHEAD UTILITIES LINE
- BURIED ELECTRIC LINE
- APPROXIMATE BURIED ELECTRIC LINE PER MAPS FROM OTHERS
- BURIED GAS LINE
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- REACTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- GENERATOR
- LIGHT POLE
- POWER POLE
- CUT WIRE
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC MOUNT
- AUTOMATIC DOOR OPEN BUTTON
- METAL POST
- CLEAN OUT
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- ROOF DRAIN
- BASKETBALL HOOP
- BUSH/SHRUB
- TREE
- PINE TREE
- GRAVEL AREA
- LANDSCAPE AREA
- WOOD CHIP AREA
- 3/4" O.D. X 18" IRON BAR SET
- 1/2" O.D. IRON PIPE FOUND
- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- 1" O.D. IRON BAR FOUND
- CUT "X" SET IN CONCRETE
- MAG. NAIL FOUND
- BERTSSEN NAIL FOUND
- STONE MONUMENT FOUND
- RECORDED AS



UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole riser, valve box cover, hydrant, transformer, etc.) which can be visually inspected are shown herein based on actual surveyed location. Rise elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown herein based on actual surveyed elevation. Depth, size, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown herein based on visual inspection, field measurements, and as-built mapping, if available. If depth, size, and material types of pipes are shown herein, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means that can be seen from the ground surface. Pipes of flagging did not enter into manholes to complete visual inspection.

The locations of underground utilities and appurtenances, unable to visually inspect and/or field measure, shown herein 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 (Digging Helix) and other appropriate agencies as the source of information. Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown herein will be responsible for any excavation work that may result in the discovery of additional underground utilities not shown herein. 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 above or below ground. The contractor is in the contractor's responsibility to field verify location, depth, size and types of all underground utilities and appurtenances within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown herein provided by Digging Helix Ticket # 2024010597 for public utility and as shown herein provided by private utility locates 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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BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST BEARS N 89°57'13" W AS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83 (2011).

BENCHMARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
 60# SPIKE ON EAST SIDE OF LIGHT POLE, LOCATED ON THE EAST SIDE OF NORTH 4TH STREET, APPROXIMATELY 60 FEET SOUTH OF THE INTERSECTION OF NORTH 4TH STREET AND JEWETT STREET. ELEVATION = 1008.00

BENCHMARK #2
 CHISELED SQUARE ON LIGHT POLE BASE, LOCATED SOUTH OF THE PLATTEVILLE MIDDLE SCHOOL BUILDING, WEST OF THE FLAGPOLE ON THE NORTH END OF THE PARKING LOT. ELEVATION = 1022.60

BENCHMARK #3
 60# SPIKE ON WEST SIDE OF POWER POLE, LOCATED ON THE EAST SIDE OF NORTH 2ND STREET, APPROXIMATELY 150 FEET NORTH OF THE INTERSECTION OF NORTH 2ND STREET AND EAST MADISON STREET. ELEVATION = 1022.22

BENCHMARK #4
 60# SPIKE ON HYDRANT, LOCATED ON THE EAST SIDE OF NORTH 2ND STREET, APPROXIMATELY 450 FEET NORTH OF THE INTERSECTION OF NORTH 2ND STREET AND HERMANN STREET. ELEVATION = 1028.39

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF PLATTEVILLE SCHOOL DISTRICT AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-67 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 TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON NOVEMBER 7 & 9, 2022.

DATED THIS 8 DAY OF JUNE, 2023

JORDAN G. BROST
 PROFESSIONAL LAND SURVEYOR NO. 3009

