

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, LLC. FILE NO. R-10694 PARCEL II, DATED NOVEMBER 9, 2022 AT 4:00 PM. NO FLOTTABLE EASEMENTS WERE FOUND IN THIS REPORT.
 2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS ONE SHEET WHICH IS LABELED AS 'TS 1.1'.

BENCH MARK
 ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
BENCHMARK #1
 EAST FLANGE BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF THE NEAL WILKINS EARLY LEARNING CENTER BUILDING, NORTHEAST OF THE FLAGPOLE. ELEVATION = 984.00
BENCHMARK #2
 603 SPIRE ON WEST SIDE OF POWER POLE, LOCATED APPROXIMATELY 75 FEET EAST OF THE SOUTHWEST CORNER OF THE NEAL WILKINS EARLY LEARNING CENTER BUILDING. ELEVATION = 984.10
BENCHMARK #3
 BURY BOLT ON HYDRANT, LOCATED ON THE SOUTHEASTERN SIDE OF C.T.H. "D", APPROXIMATELY 310 FEET SOUTHWEST OF THE INTERSECTION OF C.T.H. "D" AND SOLDT STREET. ELEVATION = 995.51

ROUNTREE NORTHEAST ADDITION

LUTGEN PLACE CONDOMINIUM BY OTHERS

PARCEL 1 CSM #76 BY OTHERS

PARCEL 2 CSM #76 BY OTHERS

PLATTEVILLE ASSESSOR'S PLAT

BLOCK 9

UNPLATTED LANDS BY OTHERS

UNPLATTED LANDS BY OTHERS

UNPLATTED LANDS BY OTHERS

LOT 1 CSM #1332

LOT 3 CSM #1332

LOT 1 CSM #1614 BY OTHERS

LOT 2 CSM #1614

LOT 1 CSM #1440

TOTAL AREA
 424,386 Sq. Feet
 9.743 Acres

PLATTEVILLE ASSESSOR'S PLAT

CSM #162 BY OTHERS

LEGAL DESCRIPTION

BEING A PART OF LOT 6, LOT 8, LOT 24 AND LOT 29 AND ALL OF LOT 7 AND LOT 20 OF BLOCK 9 OF THE PLATTEVILLE ASSESSOR'S PLAT, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 15 AND A PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.
 COMMENCING AT THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST;
 THENCE N 07°41'41" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15, 230.17 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF BLOCK 9 OF THE PLATTEVILLE ASSESSOR'S PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;
 THENCE N 8°43'51" W ALONG SAID SOUTH LINE OF SAID LOT 24, 77.00 FEET;
 THENCE S 89°03'38" W ALONG SAID SOUTH LINE, 93.91 FEET;
 THENCE N 09°04'10" E, 69.57 FEET;
 THENCE N 83°35'38" W, 114.45 FEET;
 THENCE S 19°10'36" E, 54.79 FEET;
 THENCE S 02°02'13" E, 89.44 FEET TO POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST MINERAL STREET;
 THENCE N 72°44'50" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 19.75 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 9 OF THE PLATTEVILLE ASSESSOR'S PLAT;
 THENCE N 02°22'04" E ALONG THE WEST LINE OF SAID LOT 8, 99.90 FEET;
 THENCE N 19°22'21" W ALONG SAID WEST LINE, 343.97 FEET;
 THENCE N 19°02'16" W ALONG SAID WEST LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 412.83 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 9;
 THENCE N 21°40'56" W ALONG THE EAST LINE OF SAID LOT 9 AND THE WEST LINE OF SAID LOT 8;
 THENCE N 49°47'19" E ALONG THE NORTH LINE OF LOTS 7 AND 8 OF BLOCK 9 OF THE PLATTEVILLE ASSESSOR'S PLAT, 147.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;
 THENCE S 89°42'47" E ALONG THE EAST LINE OF SAID LOT 7, 217.87 FEET;
 THENCE N 46°54'14" E, 92.43 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 OF SAID BLOCK 9 AND THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1614;
 THENCE S 89°53'58" E ALONG SAID NORTH LINE AND SAID SOUTH LINE, 289.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE PLATTEVILLE CONDOMINIUM, 121.28 FEET TO THE NORTHEAST CORNER THEREOF;
 THENCE S 89°47'07" E ALONG THE WEST LINE OF SAID LUTGEN PLACE CONDOMINIUM, 121.28 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE POINT OF BEGINNING OF CERTIFIED SURVEY MAP NO. 76;
 THENCE S 89°47'07" W ALONG SAID NORTH LINE, 39.93 FEET TO THE NORTHWEST CORNER THEREOF OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 76;
 THENCE S 00°41'41" E ALONG THE WEST LINE OF SAID PARCEL 1 AND PARCEL 2 OF SAID CERTIFIED SURVEY MAP NO. 76 AND THE EAST LINE OF LOTS 8, 24 AND 25 OF THE PLATTEVILLE ASSESSOR'S PLAT, 475.47 FEET TO THE POINT OF BEGINNING;
 CONTAINING 424,386 SQUARE FEET - 9.743 ACRES
 SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

SURVEY LEGEND

- Sanitary Sewer Line
- Storm Sewer Line
- Approximate Buried Sewer Line PER MAPS FROM OTHERS
- Overhead Utilities Line
- Buried Electric Line
- 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
- Section Line
- Interior Lot Line
- F.F.E. = Finished Floor Elevation
- Rectangular Catch Basin
- Circular Catch Basin
- Square Catch Basin
- Sanitary Sewer Manhole
- Water Valve
- Hydrant
- Electric Meter
- Electric Transformer
- Electric Box
- Light Pole
- Power Pole
- Guy Wire
- Gas Meter
- Gas Valve
- Telephone Pedestal
- Fiber Optic Vault
- Guard Post/Bollard
- Wooden Post
- Clean Out
- Control Box
- Air Conditioning Unit
- Sign
- Flagpole
- Roof Drain
- Basketball Hoop
- Bush/Shrub
- Tree
- Pine Tree
- Gravel Area
- Rip Rap Area
- Sand Area
- Wood Chip Area
- 1" - 3/4" O.D. Iron Pipe Found
- 2" O.D. Iron Pipe Found
- 1/2" Iron Rebar Found
- 3/4" Iron Rebar Found
- 1" Iron Rebar Found
- 3-3/4" Iron Rebar Found
- Mag. Nail Set
- Mag. Nail Found
- Chiseled "X" Set
- Recorded "AS"

SURVEYOR'S CERTIFICATE

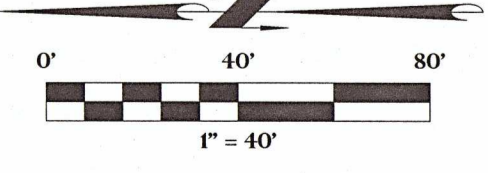
I, JORDAN G. BROST, LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF PLATTEVILLE SCHOOL DISTRICT AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER 19.01, WISCONSIN ADMINISTRATIVE CODE, MINIMUM 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 17, 23 & 28, 2022.
 DATED THIS 28 DAY OF June, 2023

JORDAN G. BROST
 PROFESSIONAL LAND SURVEYOR NO. 3009



BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BEARS N 02°32'44" W AS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83 (2011).



UTILITY DISCLAIMER
 The location of all above ground utilities and approximations (i.e. manhole pits, valve box covers, hydrants, transformers, etc.), of which use is visually inspected, are shown herein based on the owner's records, utility records, field measurements of poles, which may vary from actual utility locations. The location of all underground utilities and approximations, including but not limited to, electric, gas, water, sewer, and telecommunications, are shown herein based on the owner's records, utility records, field measurements of poles, which may vary from actual utility locations. The location of all underground utilities and approximations, including but not limited to, electric, gas, water, sewer, and telecommunications, are shown herein based on the owner's records, utility records, field measurements of poles, which may vary from actual utility locations. The location of all underground utilities and approximations, including but not limited to, electric, gas, water, sewer, and telecommunications, are shown herein based on the owner's records, utility records, field measurements of poles, which may vary from actual utility locations.

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