

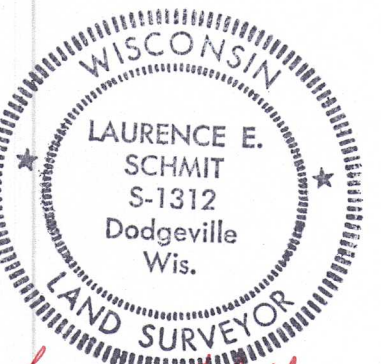
PARCEL DOES NOT CLOSE AS DESCRIBED IN SURVEY BY DAVIS ON 4/4/80. CLOSURE ERROR EQUALS 0.06'.

DWG: 04S-105
DATE: 6/11/2004
SCALE: 1"=60'
SHEET #
1 of 2

ALTA/ACSM LAND TITLE SURVEY
OLD K-MART
1545 S.T.H. 151
PLATTEVILLE, WISCONSIN

SCHMIT ENGINEERING & SURVEYING
215 E. GRACE STREET DODGEVILLE, WISCONSIN 53533
PH (608)935-2721 FAX (608)935-3200

| NO. | DATE | REVISIONS |
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PARCEL DESCRIPTION:

Being part of the NW 1/4 of the SE 1/4 of Section 14, T3N, R1W, City of Platteville, Grant County, Wisconsin, said parcel lying in the Northwest corner of an annexation plat for Pat Cullen prepared by Carl B. Schoenhard, Jr., Registered Land Surveyor, and dated September 8, 1977, to wit:

Commencing at the E 1/4 corner of said Section 14; thence S 89°44'28" W, 1424.70' along the North line of the SE 1/4 to the POINT OF BEGINNING; thence S 0°31'05" E, 294.77'; thence S 89°43'55" W, 155.00'; thence S 0°31'05" E, 426.56'; thence N 89°43'55" E, 155.00'; thence S 0°31'05" E, 70.06'; thence S 89°43'55" W, 572.00'; thence N 0°31'05" W, 791.48'; thence N 89°44'28" E, 572.00' to the POINT OF BEGINNING. Parcel contains 386,579 square feet (8.87 acres), more or less. Parcel is subject any easements of record and/or usage.

Detention Pond Easement Description:

A parcel of land located in part of the NW 1/4 of the SE 1/4 of Section 14, T3N, R1W, City of Platteville, Grant County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said Section 14; thence S 89°44'28" W, 1424.70' along the North line of the SE 1/4; thence S 0°31'05" E, 294.77' to the POINT OF BEGINNING; thence S 89°43'55" W, 155.00'; thence S 0°31'05" E, 25.00'; thence N 89°43'55" E, 155.00'; thence N 0°31'05" W, 25.00' to the POINT OF BEGINNING. Parcel contains 3,875 square feet (0.09 acres), more or less.

Parking Easement Description:

A parcel of land located in part of the NW 1/4 of the SE 1/4 of Section 14, T3N, R1W, City of Platteville, Grant County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said Section 14; thence S 89°44'28" W, 1424.70' along the North line of the SE 1/4; thence S 0°31'05" E, 294.77' to the POINT OF BEGINNING; thence S 89°43'55" W, 155.00'; thence S 0°31'05" E, 426.56'; thence N 89°43'55" E, 155.00'; thence N 0°31'05" W, 426.56' to the POINT OF BEGINNING. Parcel contains 66,116 square feet (1.52 acres), more or less.

CERTIFICATE:

To: American Real Estate Holdings Limited Partnership & Midwest Title LandAmerica/Lawyers Title-File #3107TR

This is to certify that on June 15, 2004, I made an accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items Items 1, 2, 8, 10, 11(b) and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements" for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

Laurence E. Schmit 6-15-04
 Laurence E. Schmit, RLS. No. S-1312 Date

RECORDED EASEMENTS:

- HIGHWAY CONVEYANCE TO GRANT COUNTY, RECORDED IN VOL. 2 OF HIGHWAY CONVEYANCE, PAGE 134.
- HIGHWAY CONVEYANCE TO GRANT COUNTY, RECORDED IN VOL. 422 OF DEEDS, PAGE 51.
- 60' ELECTRIC TRANSMISSION LINE EASEMENT TO DIARYLAND POWER COOPERATIVE, RECORDED IN VOL. 227, PAGE 113.
- 50' FRONTAGE ROAD EASEMENT TO THE CITY OF PLATTEVILLE, RECORDED IN VOL. 563, PAGE 520, ON AUGUST 12, 1980.
- TRAFFIC ACCESS - NO EASEMENT OF RECORD FOUND.

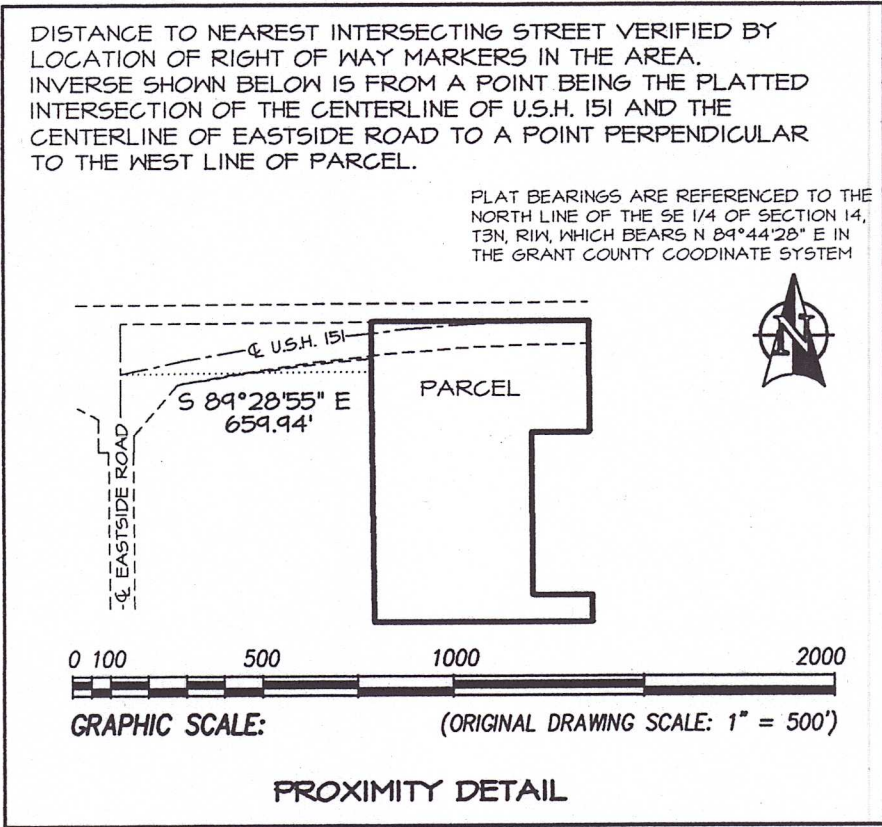
RIGHT OF WAY PLAT LIST:

- RIGHT OF WAY STATE AID PROJECT #9483"A"
- RIGHT OF WAY DIVISION JOB #9560
- RIGHT OF WAY PROJECT #1209-00-21 (USED IN THIS PLAT)



LEGEND

- UG WAT — UG WAT — WATERMAIN, VALVE, HYDRANT
- UG SAN — UG SAN — SANITARY SEWER, CLEANOUT, MANHOLE DIRECTION OF FLOW
- UG SEW — UG SEW — STORM SEWER, INLET, DIRECTION OF FLOW (RECTANGULAR & CIRCULAR SHOWN)
- x — x — FENCE LINE
- — — — — CURB INLET CONCRETE CURB & GUTTER
- □ □ □ □ TELEPHONE PED, ELECTRICAL PED, CABLE TV PED, TRANSFORMER GAS VALVE, SIGN
- — POWER POLE AND ANCHOR, LIGHT POLE, STOP SIGN
- UG FO — UNDERGROUND FIBER OPTIC
- UG GAS — UNDERGROUND GAS
- UG SAN — UNDERGROUND SANITARY SEWER
- UG SEW — UNDERGROUND STORM SEWER
- UG WAT — UNDERGROUND WATER MAIN
- UG U — UNDERGROUND UTILITIES (COMMON TRENCH)
- ⊙ BOLLARD
- CMCP. CORRUGATED METAL CULVERT PIPE
- A/C AIR CONDITIONING UNIT
- ⊕ SECTION CONER
- 1"X24"X1.13 #/LF IRON PIPE SET
- 3/4" REBAR SET
- ▲ 1-1/4" REBAR FOUND
- △ 1" IRON PIPE FOUND
- x CHISLED "X" IN TOP OF CURB SET
- x - FENCE
- () RECORDED AS



DWG: 04S-106
 DATE: 6/11/2004
 SCALE: 1"=500'
 SHEET #
 2 of 2

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