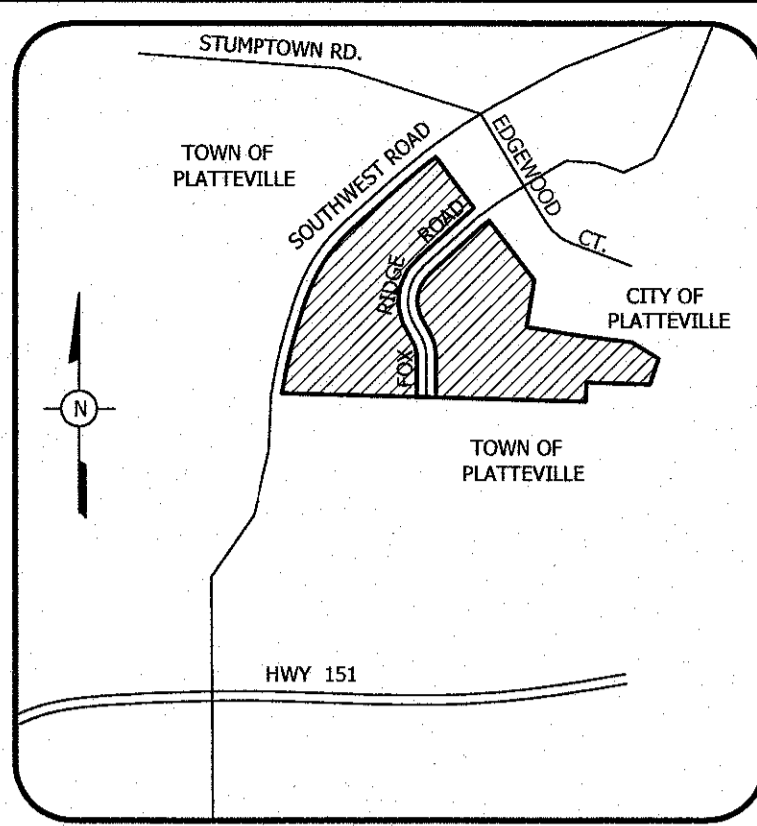


# ALTA/NSPS LAND TITLE SURVEY

All of Lots 1 and 2 of Certified Survey Map No. 1433,  
City of Platteville, Grant County, Wisconsin.



VICINITY MAP  
NOT TO SCALE

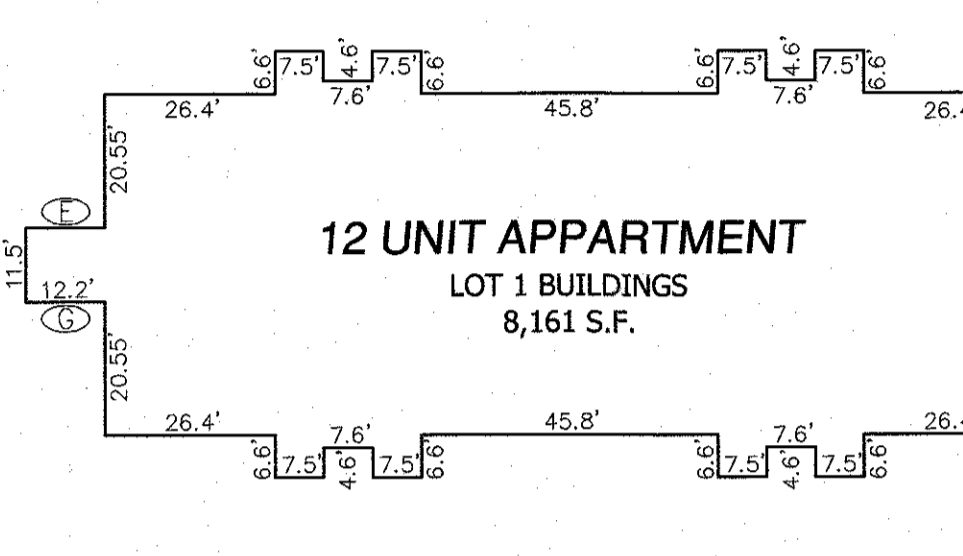
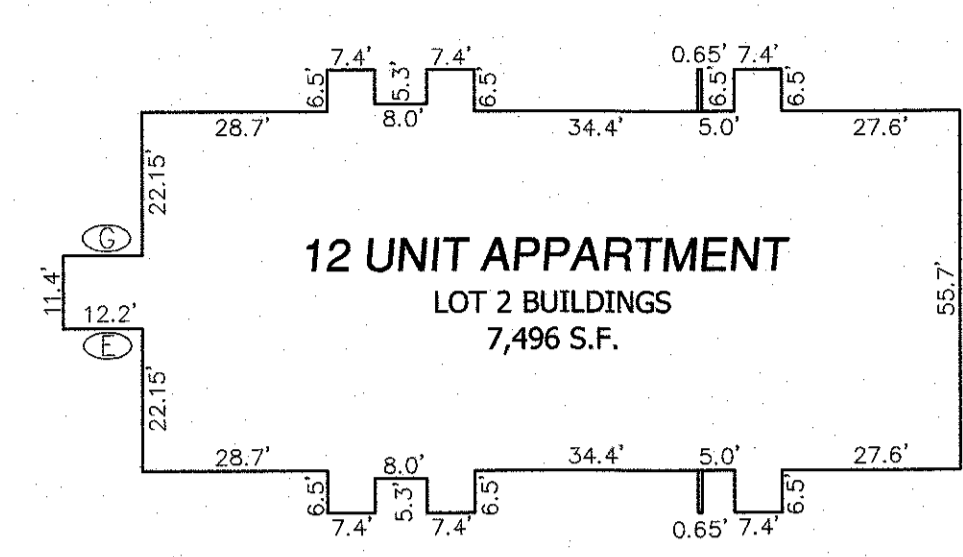
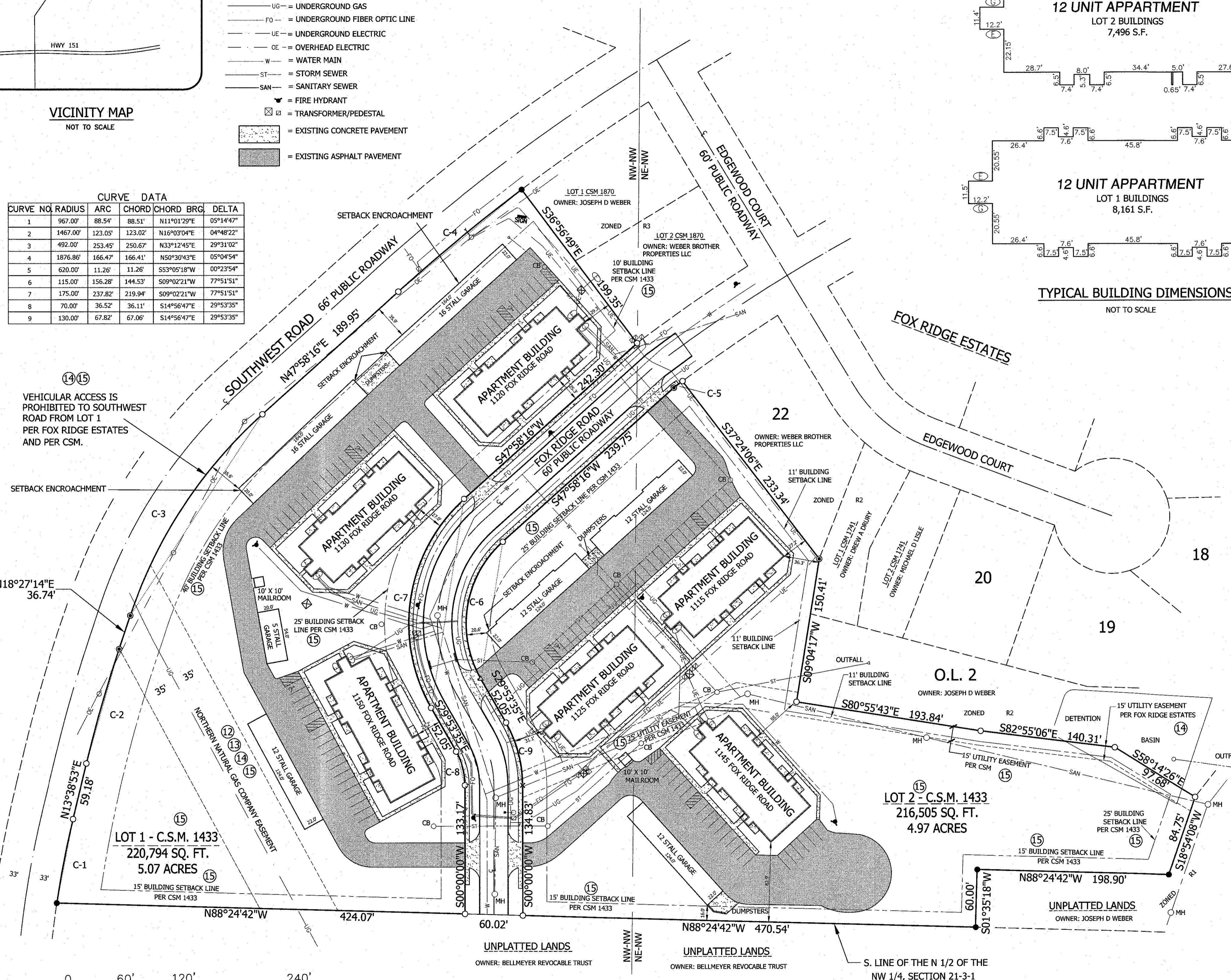
- LEGEND**
- = 3/4" X 18" REBAR SET
  - ✕ = CUT CROSS SET
  - = 1.3" O.D. IRON PIPE FOUND
  - = 3/4" REBAR FOUND
  - △ = MAG NAIL FOUND
  - MH ○ CB = MANHOLE/CATCH BASIN
  - = LIGHT POLE
  - ⊙ = POWER POLE
  - ⊙ = GAS / ELEC METER
  - UG = UNDERGROUND GAS
  - FO = UNDERGROUND FIBER OPTIC LINE
  - UE = UNDERGROUND ELECTRIC
  - OE = OVERHEAD ELECTRIC
  - W = WATER MAIN
  - ST = STORM SEWER
  - SAN = SANITARY SEWER
  - ⚡ = FIRE HYDRANT
  - ⊠ = TRANSFORMER/PEDESTAL
  - ▨ = EXISTING CONCRETE PAVEMENT
  - ▩ = EXISTING ASPHALT PAVEMENT

Bearings are referenced to the recorded Certified Survey Map No. 1433.

**CURVE DATA**

CURVE NO.	RADIUS	ARC	CHORD	CHORD BRG.	DELTA
1	967.00'	88.54'	88.51'	N11°01'29"E	05°14'47"
2	1467.00'	123.05'	123.02'	N16°03'04"E	04°48'22"
3	492.00'	253.45'	250.67'	N33°12'45"E	29°31'02"
4	1876.86'	166.47'	166.41'	N50°30'43"E	05°04'54"
5	620.00'	11.26'	11.26'	S53°09'18"W	00°23'54"
6	115.00'	156.28'	144.53'	S09°02'21"W	77°51'51"
7	175.00'	237.82'	219.94'	S09°02'21"W	77°51'51"
8	70.00'	36.52'	36.11'	S14°56'47"E	29°53'35"
9	130.00'	67.82'	67.06'	S14°56'47"E	29°53'35"

VEHICULAR ACCESS IS PROHIBITED TO SOUTHWEST ROAD FROM LOT 1 PER FOX RIDGE ESTATES AND PER CSM.



TYPICAL BUILDING DIMENSIONS  
NOT TO SCALE

- GENERAL NOTES**
- Area of subject property: Lot 1 CSM No. 1433 220,794 sq. ft. 5.07 Acres, Lot 2 - 216,505 sq. ft. 4.97 Acres, Total - 437,299 sq.ft. (10.04 Acres)
  - Subject property has direct physical access to Fox Ridge Road a public right of way, as shown.
  - No evidence of earth moving work, building construction or building additions were observed.
  - No evidence of proposed street right of way lines, recent street or sidewalk construction or repairs were observed.
  - No evidence of wetland delineation markers were observed wetlands shown are per DNR. Wetland Inventory Map.

- ZONING**
- Subject property is in Zone X, and is not located in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map, Panel Number 55043 C 0657 F & 55043 C 0676, dated 02/03/2016.
  - Subject property is Zoned R-3 Multi-Family Residential District.
  - Setbacks: Front yard - 25 feet; Rear yard - 25 feet; Side Yard - 10 feet each except when abutting an R-1 or R-2 district shall be increased 1 foot for each foot above 25 feet of building height.
  - Maximum allowed building height: 40 feet. Existing building height is 26 feet.
  - Parking: Required - 1 space per 1 bedroom Unit & 2 or more bedroom units 0.75 spaces per bedroom per Unit; Existing Exterior - 103 regular stalls; 4 accessible stalls; Interior - 85 stalls = 192 Total stalls.

- SCHEDULE B PART II TITLE EXCEPTION NOTES**
- This survey is based on a title commitment prepared by First American Title Insurance Company, Commitment No. 2291850 Revision No. 4 dated November 27, 2024. Items not listed below or shown are standard title exceptions and/or not matters or issues that pertain to this survey.
- Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated. Does not affect subject property, No portion within the subject property had existing utilities installed prior to the construction of replatted Fox Ridge Road or within the unimproved Hunter Lane or within any proposed utility easement dedicated on said plat.
  - Easement granted to Northern Natural Gas Company and other matters contained in the instrument recorded April 8, 1963 in Volume 386, Page 84 as Document No. 368015. As affected by Conveyance, Assignment and Bill of Sale recorded January 2, 1991 in Volume 675, Page 51 as Document No. 541137. Affects subject property as shown on this survey.
  - Easement granted to Northern Natural Gas Company and other matters contained in the instrument recorded April 8, 1963 in Volume 386, Page 86 as Document No. 368016. As affected by Conveyance, Assignment and Bill of Sale recorded January 2, 1991 in Volume 675, Page 51 as Document No. 541137. Affects subject property as shown on this survey.
  - Easements, restrictions and other matters shown on the Plat of Fox Ridge Estates recorded October 18, 2006 as Document No. 692841. Affects subject property as shown on this survey.
  - Easements, restrictions and other matters shown on Certified Survey Map No. 1433 recorded August 26, 2008 as Document No. 710108. Affects subject property as shown on this survey.

**LEGAL DESCRIPTION** (Per Title Commitment No. 2291850 Revision No. 4)

Lots 1 and 2 of Certified Survey Map No. 1433, recorded in the office of the Register of Deeds for Grant County, Wisconsin, on August 26, 2008 in Volume 13 of Certified Survey Maps, at Page 84, as Document No. 710108, being a redivision of all of Lots 1 through 5 and all of Lots 23 through 32, and that part of unimproved Fox Ridge Road, and all of unimproved Hunter Lane, all in the recorded Plat of Fox Ridge Estates, located in the Northwest 1/4 of the Northwest 1/4, and in the Northeast 1/4 of the Northwest 1/4, all in Section 21, Township 3 North, Range 1 West, in the City of Platteville, Grant County, Wisconsin.

Property Address: 1120-1160 Fox Ridge Road (Lot 1) and 1115-1145 Fox Ridge Road (Lot 2), Platteville, WI 53818  
Tax Parcel Numbers: 271-00940-0020 (Lot 1) and 271-00940-0240 (Lot 2).

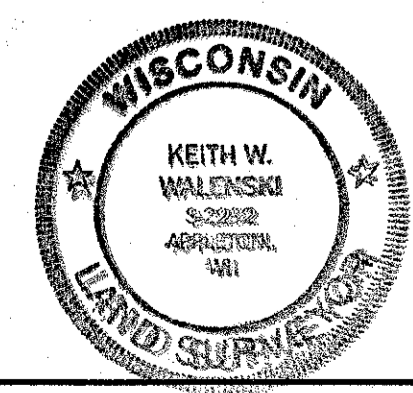
**SURVEYOR'S CERTIFICATE**

To: Premier Fox Ridge Platteville, LLC, a Wisconsin limited liability company; AFLP Fox Ridge Platteville, LLC, a Wisconsin limited liability company; First American Title Insurance Company; Knight Barry Title Services, LLC; and First Business Bank and its 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 includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. Item 11 provided by a diggers hotline utility locate or mapping.

The field work was completed on 9-6-24.

*Keith W. Walenski* 12-3-24  
KEITH W. WALENSKI P.L.S.-2292 DATE



**UTILITY STATEMENT**

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD LOCATIONS PROVIDED BY A DIGGERS HOTLINE UTILITY LOCATE OR MAPPING PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. UNDERGROUND LOCATIONS CANNOT BE GUARANTEED, CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION.

1-800-242-8511

PROJECT:	PREMIER FOX RIDGE PLATTEVILLE, LLC KNIGHT BARRY TITLE SERVICES, LLC
LOCATION:	1115-1150 FOX RIDGE ROAD, CITY OF PLATTEVILLE GRANT COUNTY, WISCONSIN
DESCRIPTION:	ALTA/NSPS LAND TITLE SURVEY
DRAWN BY:	GW
CHECKED BY:	KWW
DATE:	8-22-24
SHEET:	1
DRAWING NUMBER:	DS-10350