

ALTA/NSPS LAND TITLE SURVEY

DESCRIPTION PROVIDED:

Property described in Document Number 674450, Grant County Registry, and being described as follows:

Commencing at a point 100 feet South of the Northeast corner of Block 12 of the Original Plat of the Village (now City) of Lancaster;
thence South 102 feet;
thence West 60 feet;
thence North 102 feet;
thence East to the place of beginning.
The above parcel of land is also described as part of Lots Seven (7), Eight (8) and Nine (9) of Block Twelve (12) of the Original Plat of the City of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof.

Also commencing at the Northwest corner of Lot 10 in Block 12 of the Village (now City) of Lancaster, Grant County, Wisconsin, according to the recorded plat thereof;
thence South 177 1/2 feet;
thence East 60 feet;
thence North 77 1/2 feet;
thence East 60 feet;
thence North 100 feet;
thence West 120 feet to the place of beginning.
The above parcel of land is also described as part of Lots Eight (8), Nine (9) and Ten (10) of Block Twelve (12) of the Original Plat of the City of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof.

NOTES OF SURVEY:

In regards to Table A.
2. Property address: Shown on this survey for the appropriate structures. Addresses: 131 Hickory Street, 130 Monroe Street and 140 Monroe Street, Lancaster, Wisconsin, 53813.

4. Gross Land Area: 0.52± Acre/22,811± Sq.Ft.

6 (a)(b). Current Zoning Classification.

City of Lancaster Zoning:
Zoning District U Utility and Government Use District. Zoning per City Clerk Dave Kurihara by email dated 12-12-2025.

A. Purpose. The purpose of the U District is to provide a district for public Utilities, government uses, communication, or transportation uses and the necessary buffer areas to assure public health, safety, and general welfare. Uses specifically permitted in the Utility District (U) include, but are not limited to, wastewater treatment plants, airports, and solid waste disposal sites.

B. Permitted uses.
(1) Transportation, communication, electric, gas and sanitary services (SIC Major Groups 01, 02, 08 and 09).
(2) Agriculture, animal husbandry, and forestry (SIC Major Groups 01, 02, 08 and 09).
(3) Government uses (SIC Major Groups 91 to 96).

C. Conditional uses. (1) Mining (SIC Major Groups 10 to 14)

D. Dimensional requirements. There are no specific dimensional requirements. Each district area designated on the Zoning Map shall be determined by the specific needs of the utility plus the provision of adequate buffer areas as determined by the Planning Commission as necessary to assure public health, safety, and general welfare.

7 (a). Exterior dimensions at ground level. Shown hereon.

7(b)(1). Square footage of exterior footprint of all buildings at ground level. Shown hereon.

8. Substantial features observed in process of conducting the fieldwork. Shown hereon.
9. Number and type of clearly identifiable parking spaces on surface parking areas. Striping of clearly identifiable parking spaces on surface parking areas and lots. No clear striping visible.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by marking coordinated by the surveyor pursuant to a private utility locate request. Underground utilities shown as provided by Digger's Hotline Ticket 20254618015, Clearance date: 11-26-2025. Field measurements for underground utilities were taken on 12-8-2025 to 12-16-2025.

Other Notes:

Commitment for Title Insurance issued by Fidelity National Title Insurance Company.
Issuing Agent: Tri-County Title Services, LLC
Issuing Office: 15 W. Main Street, P.O. Box 631, Platteville, WI 53818
Issuing Office's ALST Registry ID: 1089877
Commitment No.: TC-12534
Commitment Date: June 20, 2025.

Note, this site had significant snow cover during the course of Preliminary Measurements.

SURVEYOR'S CERTIFICATE:

To: Jason Hogan, The Farmer's Telephone Company and Tri-County Title Services, LLC:

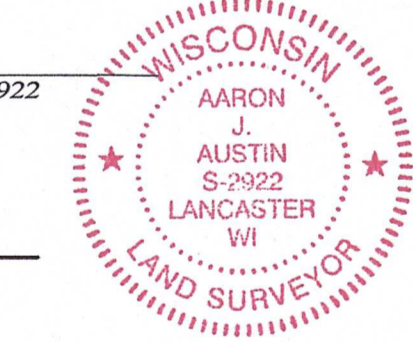
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2020 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 6(a), 6(b), 7(a)(b)(1), 8, 9, and 11(b), of Table A thereof. The fieldwork was completed on 12-16-2025.

Date of Plat or Map: December 19th, 2025.

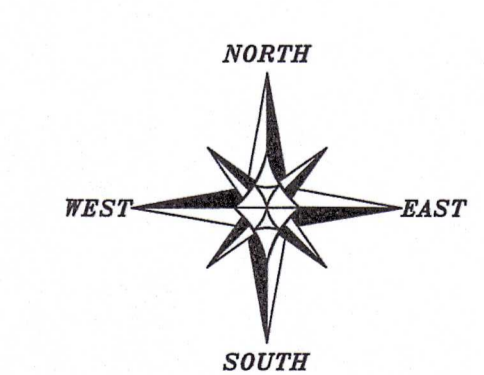
Aaron J. Austin
Aaron J. Austin, Professional Land Surveyor, PLS-2922
Agent, Austin Surveying, LLC

LEGEND

- ⊙ Section Corner
- ⊕ Brass Plug found
- ⊙ Existing drill hole
- No monument set
- O.D. Overhead Door
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Platted lot line
- Previously surveyed line
- Curblines
- Existing Structure
- Existing Handrail
- Existing Inlet
- Existing Manhole
- Fire Hydrant
- Existing Utility Pole
- Existing Telephone Pedestal
- Existing Electric Pedestal
- Gas service
- 24" Telephone Manhole
- Water valve
- 8" Gas Valve
- Existing Sign
- 10" Monitoring well
- Ballard
- Deciduous Tree
- Buried Electric Line
- Buried Gas Line
- Underground telephone
- Overhead Utility Line
- Watermain
- Sanitary Sewer Line
- Storm Sewer Line
- Existing Concrete
- Existing Landscape lava rock



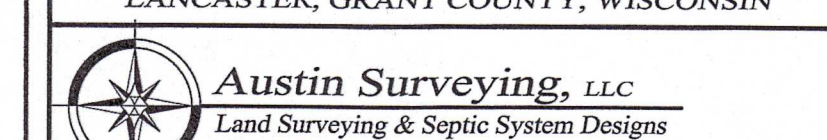
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



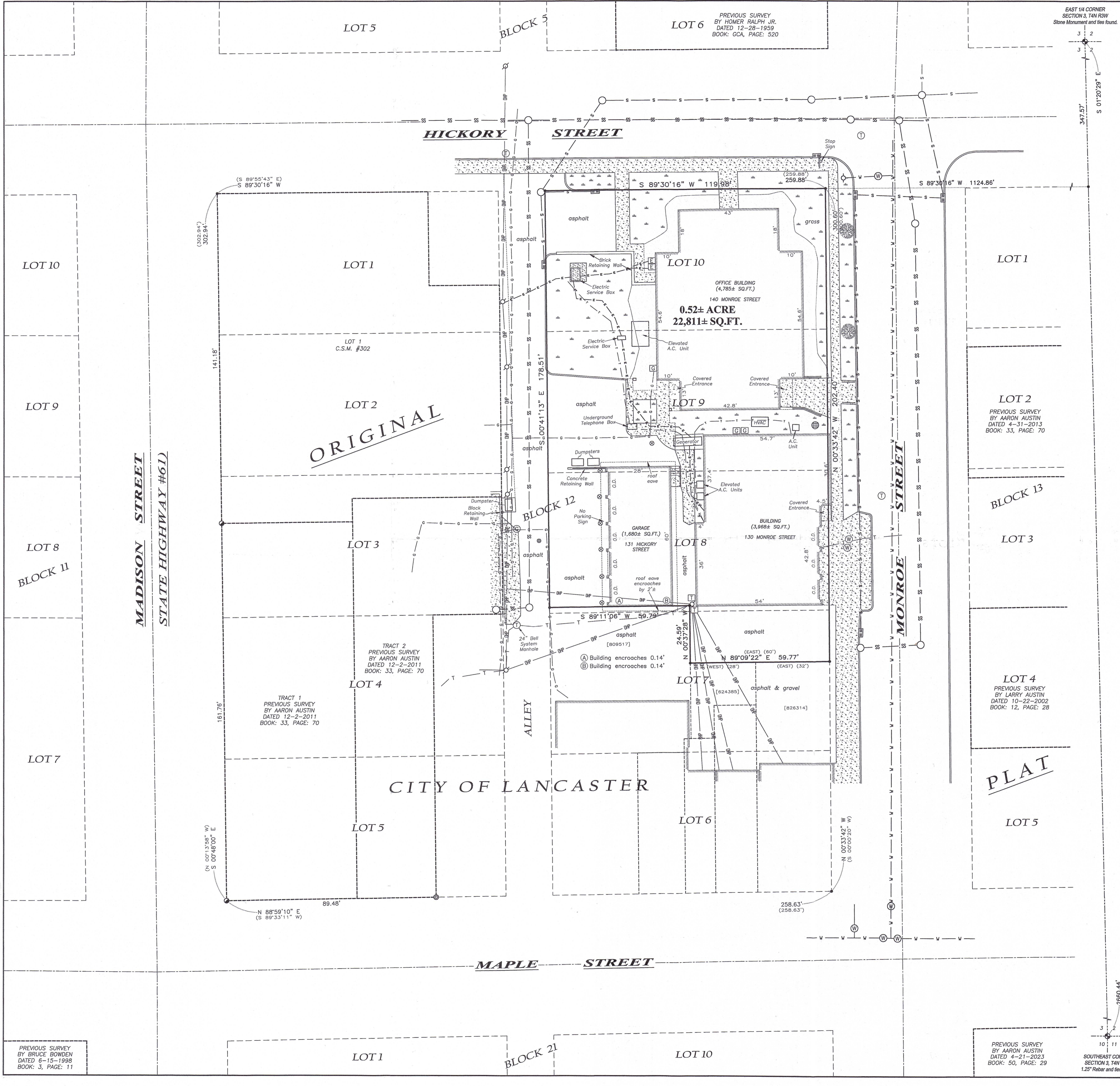
The East line of the SE 1/4 of Section 3 bears S 01°20'29" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 20'

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: TDS
LOCATED IN BLOCK 12, ORIGINAL PLAT, CITY OF LANCASTER, GRANT COUNTY, WISCONSIN



JOB NO: 255274
H:\CRD\255274
H:\PLAT\LANC\OP\BLK12\255274-TDS
DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN
SHEET 1 OF 1



EAST 1/4 CORNER SECTION 3, T4N R3W Stone Monument and ties found.
347.57' S 01°20'29" E
2660.44'
3 2
10 11
SOUTHEAST CORNER SECTION 3, T4N R3W 1.25" Rubber and ties found.

PREVIOUS SURVEY BY BRUCE BOWDEN DATED 6-15-1998 BOOK: 3, PAGE: 11

PREVIOUS SURVEY BY AARON AUSTIN DATED 4-21-2023 BOOK: 50, PAGE: 29

18078
2025 JAN 14 AM 11:02