

LEGAL DESCRIPTION

I, David F. Burbach, Registered Land Surveyor, hereby certify that I have resurveyed a parcel of land located in Block 9 and Block 21 of Straw's Addition to the City of Platteville, also being in the Southwest 1/4 of the Southwest 1/4 of Section 15, T3N, R1W, Grant County, Wisconsin, described as follows:

Commencing at the NW corner of Lot 1, Block X, Straw's Addition, City of Platteville, Grant County, Wisconsin; thence N. 89° 10' E. 611.82 ft. along the South line of Richard Street to the point of beginning; thence N. 89° 10' E. 275.93 ft. along said South line to the NE corner of the W 1/2 of Lot 8, Block IX, Straw's Addition, City of Platteville, Grant County, Wisconsin; thence South, 188.74 ft. to the North line of U.S. H. #151; thence S. 69° 06' W. 198.82 ft. along said North line; thence along the arc of a 3° 19' curve, concave Southerly whose chord is S. 68° 04' W., 97.20 ft.; thence North, 291.97 ft. to the point of beginning, being all of Lots 5, 6 & 7 and a part of Lots 4 & 8, Block IX, and also a part of Block XXI of Straw's Addition, City of Platteville, Grant County, Wisconsin.

Said parcel contains 1.5417 acres excluding right-of-ways and is subject to any and all other easements and right-of-ways of record.

I hereby certify to Pizza Hut that this plan has been compiled from a survey actually made on the ground under my supervision on 4/7/94 and that it is correct and complies with the requirements provided by Pizza Hut in a February 28, 1994 letter; that these buildings do not encroach on any street, title, or building lines, nor are there encroachments by improvements from adjoining properties; except as indicated on the survey.

I further certify such survey and the representation thereof herein are true and correct to the best of my knowledge and belief.

David F. Burbach
David F. Burbach
S-2019
Registered Land Surveyor
April 7, 1994

Surveyed For:
Pizza Hut of America/El Kram Inc
Lisle, IL

Bearings are referenced to the South line of the South West Quarter of Section 15, T3N, R1W, Grant County, Wisconsin, recorded as bearing N 89° 58' 00" E.



BM #11 - ADJACENT POINT OF HYDRANT BETWEEN UNOS AND WISCONSIN UTILITIES CO. 1645 ELEV = 514.15

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P.N. 1679

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LEGEND

- △ = Set #6 rebar
- = Found 1" iron pipe set by an unrecorded survey performed by Dale Charles Dixon, RLS, on June 2, 1972
- () = Recorded bearings and distances
- UG— = Underground Natural Gas
- = Utility Pole
- = Existing fence line
- UE— = Underground Electric Service
- UE— = Underground Electric Line
- = Water Service
- S— = Sanitary Service
- T— = Underground Telephone

Utilities shown on this plat were measured from paint marks placed by the utilities. Locations are for reference only, contractor shall relocate and field verify all locations prior to commencing any construction work.



Rin and invert elevations where shot in the field.

Zoning Classification: R3 Highway Business
Front Setback: 50', side setbacks: 20', Rear Setback: 40'

Governing Authority:
City of Platteville, 75 North Bonson, Platteville, WI 53888

Distance to Nearest Church:
9 blocks to St. Augustine Church
17 blocks to Middle School Public School
Approximately 21 blocks to SM Health Center
Approximately 10 blocks to Senior Center

Elevations based on USGS elevation as provided by the City bench mark at intersection of Broadway and Main Street, approximately 25 blocks away.

