

ALTA/ACSM LAND TITLE SURVEY

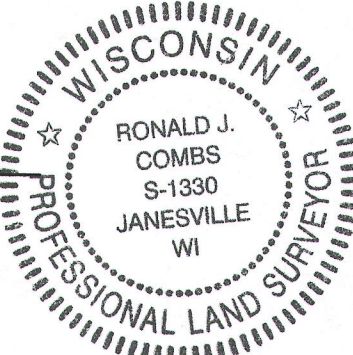
Part of the Northeast 1/4 of Section 28, T2N, R15E, Village of Darien, County of Walworth, State of Wisconsin, described as follows:

Commencing at a brass disk in concrete at the North 1/4 corner of said Section 28; thence S 1° 26' 12" E along the West line of the Northeast 1/4 of said Section, 1406.87 feet to the Southwest corner of Certified Survey Map No. 1536, also being at the place of beginning for the land to be herein described; thence N 88° 30' 41" E, 195.98 feet to the Southeast corner of said Certified Survey Map No. 1536; thence N 1° 26' 32" W, 314.71 feet to the Northeast corner of said Certified Survey Map No. 1536; thence N 58° 09' 58" E along the Southeastern R.O.W. (right of way) line of Interstate 43, a distance of 89.27 feet to an iron pipe; thence N 64° 58' 03" E continuing along said R.O.W. line, 360.11 feet to the most Northwest corner of Certified Survey Map No. 3278; thence S 8° 24' 31" E, 536.84 feet to the most Southwest corner of said Certified Survey Map No. 3278; thence Easterly, along the Southerly line of said Certified Survey Map No. 3278, along a curve convex Southerly, 652.59 feet, having a radius of 750.01 feet and a chord bearing N 70° 32' 34" E, 632.19 feet; thence Northerly, along the Southeastern line of said Certified Survey Map No. 3278 along a curve convex Southeasterly, 187.12 feet, having a radius of 845.0 feet and a chord bearing N 44° 12' 11" E, 186.76 feet; thence N 37° 55' 35" E continuing along said Southeastern line, 99.52 feet to a point of curve; thence Northerly, along the Easterly said Certified Survey Map No. 3278, along a curve convex Easterly, 48.98 feet, having a radius of 30.0 feet, and a chord bearing N 9° 05' 44" W, 43.72 feet to an iron pipe on the Westerly line of U.S. Highway 14; thence S 55° 45' 21" E along said Westerly line, 372.63 feet to an iron pipe; thence S 54° 33' 03" E continuing along said Westerly line 6.47 feet to the most Westerly corner of said Darien Business Park; thence S 40° 28' 58" W along said Westerly line, 672.45 feet to the Northeast corner of Certified Survey Map No. 1495; thence S 85° 48' 13" W, 239.74 feet to the Northwest corner of said Certified Survey Map No. 1495; thence S 3° 06' 16" E, 311.24 feet to the Southwest corner of said Certified Survey Map No. 1495; thence S 87° 34' 31" W along the South line of said Northeast 1/4 of said Section, 1088.89 feet to the center of said Section; thence N 1° 26' 12" W along said West line, 1240.16 feet to the point of beginning.

TO:
FETTIG INDUSTRIES, INC.;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7A, 8, 9, 11A, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 14, 2015.

DATED THIS 17TH DAY OF APRIL, 2015.



Ronald J. Combs
RONALD J. COMBS, RLS NO. 1330
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

SCHEDULE B - SECTION II EXCEPTION NOTES:

- Easement from William Nessler to Wisconsin Power and Light Company to recorded December 8, 1936 in Volume 247 of Deeds on page 569 as Document No. 320902. BLANKET-TYPE EASEMENT - NO WIDTH GIVEN.
- Easement from William Nessler to Wisconsin Power and Light Company recorded August 20, 1938 in Vol. 255 of Deeds on page 633 as Document No. 330998. BLANKET-TYPE EASEMENT - NO WIDTH GIVEN.
- Right of Way from Emil Paul Wenzel to General Telephone Company of Wisconsin recorded April 27, 1970 in Volume 26 of Records on page 183 as Document No. 623346. IN SURVEYOR'S OPINION, RIGHT OF WAY IS LOCATED NORTH OF SUBJECT PROPERTY. SEE MAP.
- Access restrictions as set forth in Award of Damages, recorded July 17, 1974 in Vol. 118 of Records on page 97 as Document No. 680716. SEE MAP.
- Right of Way Authorization from Paul Wenzel to General Telephone Company of Wisconsin, dated October 5, 1965 and recorded October 20, 1965 in Volume 626 of Deeds on page 169 as Document No. 575387. 10 FOOT RIGHT-OF-WAY TO GENERAL TELEPHONE CO. CENTERED ON BURIED CABLE. SEE MAP.
- Easement from Estate of Dorothy C. Wenzel to Sharon Telephone Company dated August 21, 1997 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on September 5, 1997 in Vol. 649 of Records on page 3647 as Document No. 362873. LOCATIONS SHOWN ON MAP.
- Electric Transmission Line Easement in favor of American Transmission Company LLC, a Wisconsin limited liability company dated December 19, 2005 and recorded December 27, 2005 as Document No. 663639. LOCATION SHOWN ON MAP.
- License Agreement by and between Darien Partners LLC and Issa Dzeladini recorded as Document No. 695876. LOCATION SHOWN ON MAP.
- Easements as set forth on Transportation Project Plat No. 3150-02-20-4.03 recorded as Document No. 708263 and amended by an Affidavit of Correction recorded as Document No. 709187, and Transportation Project Plat No. 3150-02-20-4.03 recorded as Document No. 722117. LOCATION SHOWN ON MAP.
- Permanent Limited Easement to the State of Wisconsin Department of Transportation recorded as Document No. 722814. LOCATION SHOWN ON MAP.

NOTE: TITLE COMMITMENT NO. WA-4272 ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MARCH 15, 2015 WAS USED TO PREPARE THIS SURVEY. SURVEYS BY RANDAL MATHWICK DATED JANUARY 16, 1998, BY GEORGE DUNHAM DATED JULY 5, 1983 AND RONALD COMBS PROJECT NO. 105-330 WERE USED IN RETRACING THE BOUNDARIES FOR THE SUBJECT PROPERTY.

NOTE: ASSUMED S1°26'12"E ALONG THE WEST LINE OF THE NE 1/4 OF SECTION 28-2-15

NOTE: SUBJECT PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP 55127C0276E, HAVING AN EFFECTIVE DATE OF SEPTEMBER 3, 2014.

NOTE: SURVEYOR OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NOTE: SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



Combs & Associates 109 W. Milwaukee St. Janesville, WI 53548 tel: 608 752-0575 fax: 608 752-0534	• LAND SURVEYING	DATE 04/17/2015 REVISED 4/20/15
	• LAND PLANNING	BY sll
	• CIVIL ENGINEERING	PROJECT NO. 115-084
		CLIENT GUARNACCIO

Qvd-149

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