

ALTA/NSPS LAND TITLE SURVEY
LOT 1 OF CSM # 5157 AND LOT 10 OF DARIEN BUSINESS PARK

LOCATED IN PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, TOWN 2 NORTH, RANGE 15 EAST,
AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 15 EAST,
VILLAGE OF DARIEN, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTIONS TAKEN FROM FIRST AMERICAN COMMITMENT NO. NCS-1233050-MAD:

Parcel I:
Lot One (1) of CERTIFIED SURVEY MAP NO. 5157 recorded in the Office of the Register of Deeds for
Walworth County, Wisconsin on June 07, 2024 as Document No. 1095724, said Certified Survey Map
being Lots 13 and 14 of Darien Business Park - Plat No. 2, a Subdivision, located in part of the Southwest
 $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27 and part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, all in Town 2 North, Range 15
East, Village of Darien, Walworth County, Wisconsin.
For Informational Purposes only:
Tax Parcel No. QA515700001
Property Address: 448 West Madison Street, Darien, WI 53114

Parcel II:
Lot 10 of Darien Business Park as recorded in Cabinet C, Slide 5 as Document No. 370562, Village of Darien, County of Walworth, State of Wisconsin. Excepting Therefrom all that portion conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded August 21, 2006 as Document No. 685766.

For Informational Purposes Only:
Tax Parcel No. ODBP 00010
Property Address: Lands along West Madison Street, Darien, WI 53114

SCHEDULE B, PART II EXCEPTIONS:

ITEMS 1-13 – NOT RELEVANT TO BE MAPPED

ITEM 14 – CSM 2942 CREATES LOTS 13 & 14 FROM THE DARIEN BUSINESS PARK MAP. ALL EASEMENTS AND SETBACKS SHOWN ON DOCUMENT ARE MAPPED.

ITEM 15 - CSM 5157 MERGES LOTS 13 & 14 FROM CSM 2942 INTO ONE PROPERTY THUS REMOVING THE LOT LINES OF LOT 13.

ITEM 16 - UTILITY AND BUILDING SETBACKS MAPPED PER DARIEN BUSINESS PARK-PLAT NO. 2 AND DARIEN BUSINESS PARK AND ARE NOTED ON SURVEY.

ITEM 17 – PER DARIEN BUSINESS PARK AND DARIEN BUSINESS PARK-PLAT NO. 2 NOTES, NO ACCESS FROM ANY PROPERTY TO HIGHWAY 14 (NORTH WALWORTH STREET) IS ALLOWED AND NOTED ON SURVEY.

ITEM 18 – REFERENCES THE INGRESS/EGRESS ALONG SOUTH SIDE OF PREVIOUS LOT 13 AND IS MAPPED.

ITEMS 19-27 - NOT RELEVANT TO BE MAPPED

MISC. NOTES:

1. THE LEGAL DESCRIPTION OF THE BOUNDARY OF BOTH PARCELS MATHEMATICALLY CLOSE AND THERE ARE NO GAPS OR GORES
2. NONE OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN (ZONE X) PER FEMA PANEL No's. 55127C0276E & 55127C0277E, BOTH DATED SEPTEMBER 3, 2014.
3. THE SITE IS CURRENTLY UNDER CONSTRUCTION AND THE ITEMS SHOWN WERE AS NOVEMBER 4, 2024.
4. THERE WAS NO OBSERVABLE EVIDENCE FOUND THAT THE SITE WAS USED AS A CEMETERY PAST OR PRESENT.
5. THE PROPERTY IS ZONED (Si) SUBURBAN INDUSTRIAL. THEREFOR ALL SETBACK, HEIGHT AND DENSITY REGULATIONS ARE BASED ON APPROVED PLAN. SITE CONFORMS TO APPROVED PLAN.

SURVEY NOTES:

- 1) DATE OF THE SURVEY FIELD WORK: OCTOBER 25, 2024 AND NOVEMBER 4, 2024.
- 2) BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HERON, SHOULD REFER TO THE DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.
- 3) ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
- 4) REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
- 5) UTILITIES HAVE NOT BEEN CERTIFIED, THEREFORE, CONTACT THE UTILITY COMPANY FOR EXACT LOCATION OR REFER TO THE DIGGERS HOTLINE NOTICE SHOWN HEREON.
- 6) BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
- 7) NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
- 8) ANY COMMENTS, MODIFICATIONS, ALTERATIONS & REVISIONS TO THIS SURVEY MUST BE BROUGHT TO OUR ATTENTION WITHIN 30 DAYS FROM THE DATE OF COMPLETION ON THIS SHEET.
- 9) CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- 10) TO INSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
- 11) THIS IS TO CONFIRM THAT THE PROPERTY SHOWN IS THE SAME LAND AS COMMITMENT No. NCS-1233050-MAD
- 12) THIS IS TO CONFIRM THAT THE PROPERTY INCLUDED IN THIS SURVEY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO N. RADLER PARKWAY, W. MADISON STREET AND W. BELLA VISTA STREET AS SHOWN HEREON

E E M A NOTES

NONE OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN (ZONE X) PER FEMA PANEL No's. 55127C0276E & 55127C0277E, BOTH DATED SEPTEMBER 3, 2014.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, CHRISTOPHER A. HODGES, A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO
GEARED CAPITAL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY
LANDMARK CREDIT UNION
FIRST AMERICAN

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, EFFECTIVE FEBRUARY 23, 2021, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDED ITEMS 2, 3, 4, 6(a), 7(a)(1), 8, 11(a)(b), 16, AND 18 OF TABLE A THEREOF. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.

THE UNDERSIGNED, CHRISTOPHER A. HODGES, A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

11/08/24

DATED: 11/10/2017


CHRISTOPHER S. HALL



FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

— WORK ORDERED BY —
GEARED CAPITAL, LLC,
1. FIRST STREET (SUITE 2600)
WAUSAU, WI 54403

GEARED C
ALTA
448 W MADISON STREET
DARIEN, WI 53114

GEARED C
ALTA
448 W MADISON STREET
DARIEN, WI 53114

PROJECT NO.
7543.24
DATE
10/20/2024
SHEET NO.
1