

N.W. COR. S.E. 1/4 SEC. 17-2-16 (CONC. MON.) WEST 2702.60 1031.15 N. LINE S.E. 1/4 SEC. 17-2-16 1671.45 N.E. COR. S.E. 1/4 SEC. 17-2-16 (CONC. MON.)

# ALTA / ACSM LAND TITLE SURVEY

KNOWN AS 1265 EAST GENEVA STREET, CITY OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN.

LOT 3 OF CERTIFIED SURVEY MAP NO. 642, AS RECORDED ON FEBRUARY 11, 1977 IN VOLUME 3 OF CERTIFIED SURVEYS, PAGES 122 AND 123, AS DOCUMENT NO. 13378, IN THE SOUTHEAST 1/4 OF SECTION 17, IN TOWNSHIP 2 NORTH, RANGE 16 EAST, IN THE CITY OF DELAVAN, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

EXCEPTING FROM SAID LOT 3 THAT PORTION THEREOF CONVEYED FOR PUBLIC STREET PURPOSES TO THE CITY OF DELAVAN, AS DESCRIBED IN DEED RECORDED OCTOBER 5, 1978 IN VOLUME 220 OF RECORDS, PAGE 833, AS DOCUMENT NO. 39365, AND AS DESCRIBED IN DEED RECORDED FEBRUARY 14, 1996 IN VOLUME 639 OF RECORDS, PAGE 2063, AS DOCUMENT NO. 323042.

OCTOBER 24, 1997 J.B. PROPERTIES LIMITED SURVEY NO. 157526-LMS

- NOTES:
- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 16 EAST, WHICH IS ASSUMED TO BEAR SOUTH 01°00' EAST
  - THIS SURVEY WAS PREPARED BASED ON LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. LWAL 934712 AMENDED REPORT NO. 2, EFFECTIVE DATE OF OCTOBER 21, 1997, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
    - EASEMENT GRANTED TO WISCONSIN POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED NOVEMBER 9, 1962 IN VOLUME 585 OF DEEDS, PAGE 49, AS DOCUMENT NO. 544214. SHOWN.
    - EASEMENT GRANTED TO WISCONSIN POWER AND LIGHT COMPANY AND WISCONSIN TELEPHONE COMPANY BY INSTRUMENT RECORDED APRIL 6, 1977 IN VOLUME 181 OF RECORDS, PAGE 569, AS DOCUMENT NO. 15099. SHOWN.
    - EASEMENTS, RESTRICTIONS AND OTHER PROVISIONS OF AGREEMENT RECORDED MAY 4, 1977 IN VOLUME 185 OF RECORDS, PAGE 444, AS DOCUMENT NO. 16263. SHOWN. SETBACK RESTRICTION ON LOT 3 OF 60 FEET FROM THE EAST LINE OF LOT 3, OR 20 FEET MORE THAN THE SETBACK OF THE BUILDING ON PARCEL 2 IF SAID BUILDING SETBACK IS LESS THAN 40 FEET.
  - ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF DELAVAN, COMMUNITY PANEL NO. 550483 0002 B, MAP INDEX EFFECTIVE SEPTEMBER 1, 1985, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING
  - THERE ARE 43 REGULAR PARKING SPACES AND 2 HANDICAPPED SPACES MARKED ON THIS SITE
  - THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED BUSINESS LOCAL

FRONT SETBACK - 25'  
SIDEYARD SETBACK - 10'  
REAR YARD SETBACK - 25'  
MAXIMUM HEIGHT - 50'

TO: J.B. PROPERTIES, A WISCONSIN LIMITED PARTNERSHIP, METLIFE CAPITOL CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B, 7C, 8, 9, 10, 11A AND 13 OF TABLE "A" THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREOF, WITHIN ONE YEAR FROM DATE HEREOF.

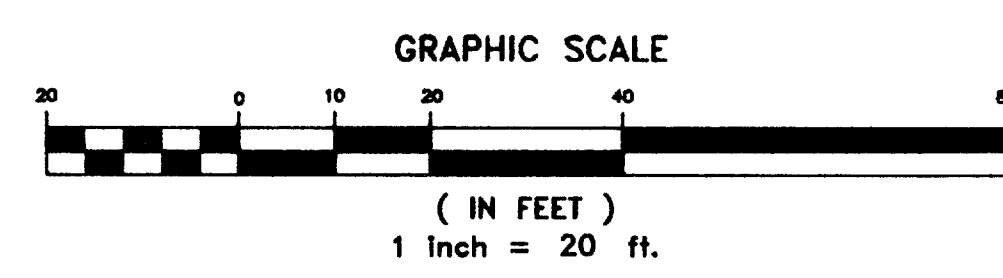
OCTOBER 24, 1997

Donald C. Chaput  
DONALD C. CHAPUT  
REGISTERED LAND SURVEYOR  
S-1316  
BROOKFIELD, WI

RECEIVED  
NOV 5 1997

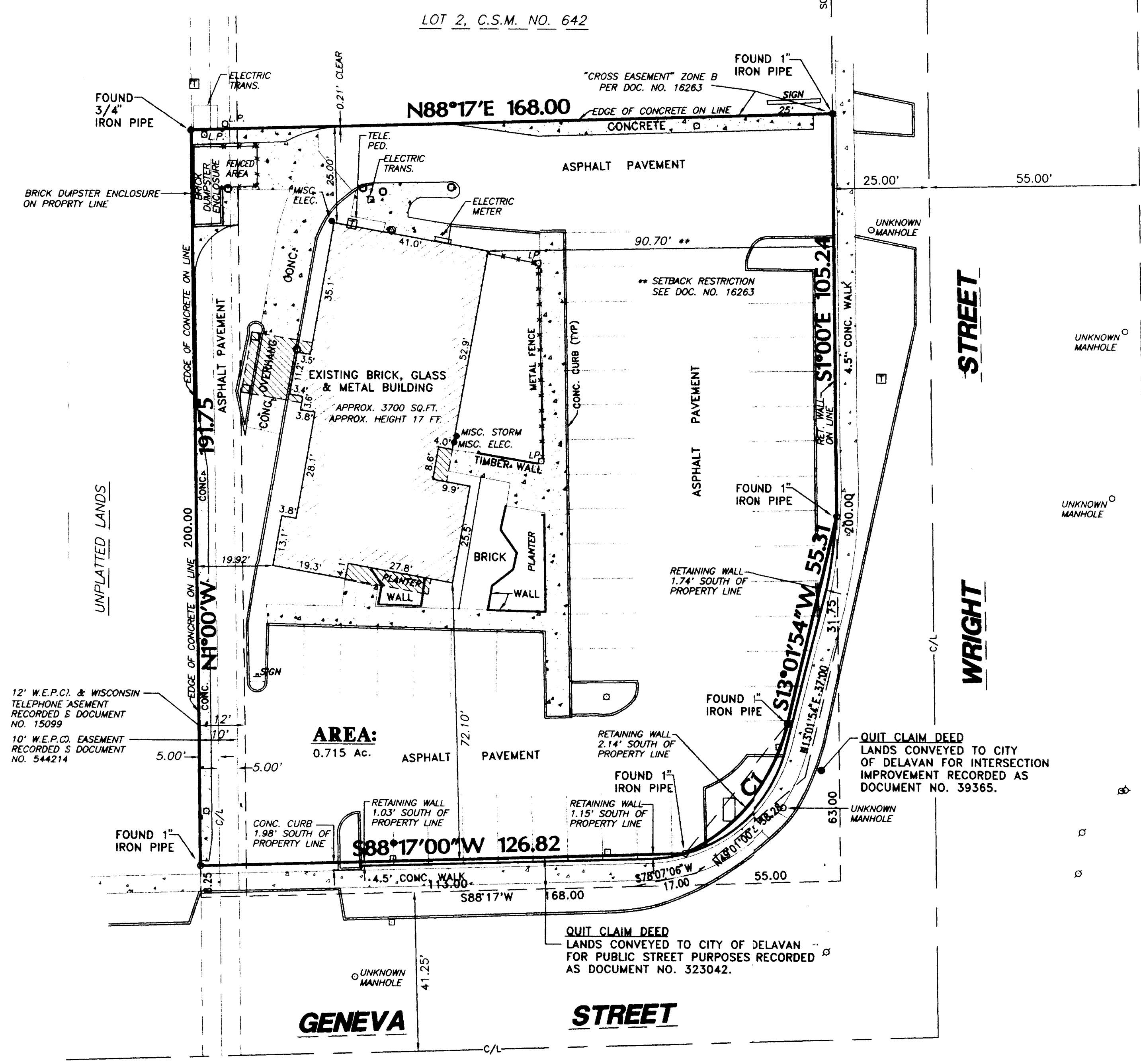
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## LEGEND

- SANITARY MH
- STORM MH
- INLET
- WATER MH
- HYDRANT
- WATER VALVE
- GAS VALVE
- TELEPHONE MH
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- ELECTRIC MH
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- LIGHT POLE
- UTILITY POLE
- GUY
- STOP LIGHT
- CONTROL BOX
- RR CROSSING SIGN
- BOLLARD
- WELL
- FIELD ENTRANCE
- EDGE OF WATER
- EDGE OF MARSH
- FLAGPOLE
- SIGN
- MAILBOX
- MONITORING WELL
- WATER-MARKED WATERMAIN
- GAS-MARKED GAS MAIN
- ELEC-MARKED ELECTRIC
- TELE-MARKED TELEPHONE
- OHW-OVERHEAD WIRES
- BES-MARKED COMM. LINE
- CATV-MARKED CABLE TV LINE



CURVE DATA:

| #  | DELTA     | CHORD BEARING | RADIUS | ARC   | CHORD |
|----|-----------|---------------|--------|-------|-------|
| C1 | 51°27'22" | S38°45'41"W   | 50.00  | 44.91 | 43.41 |