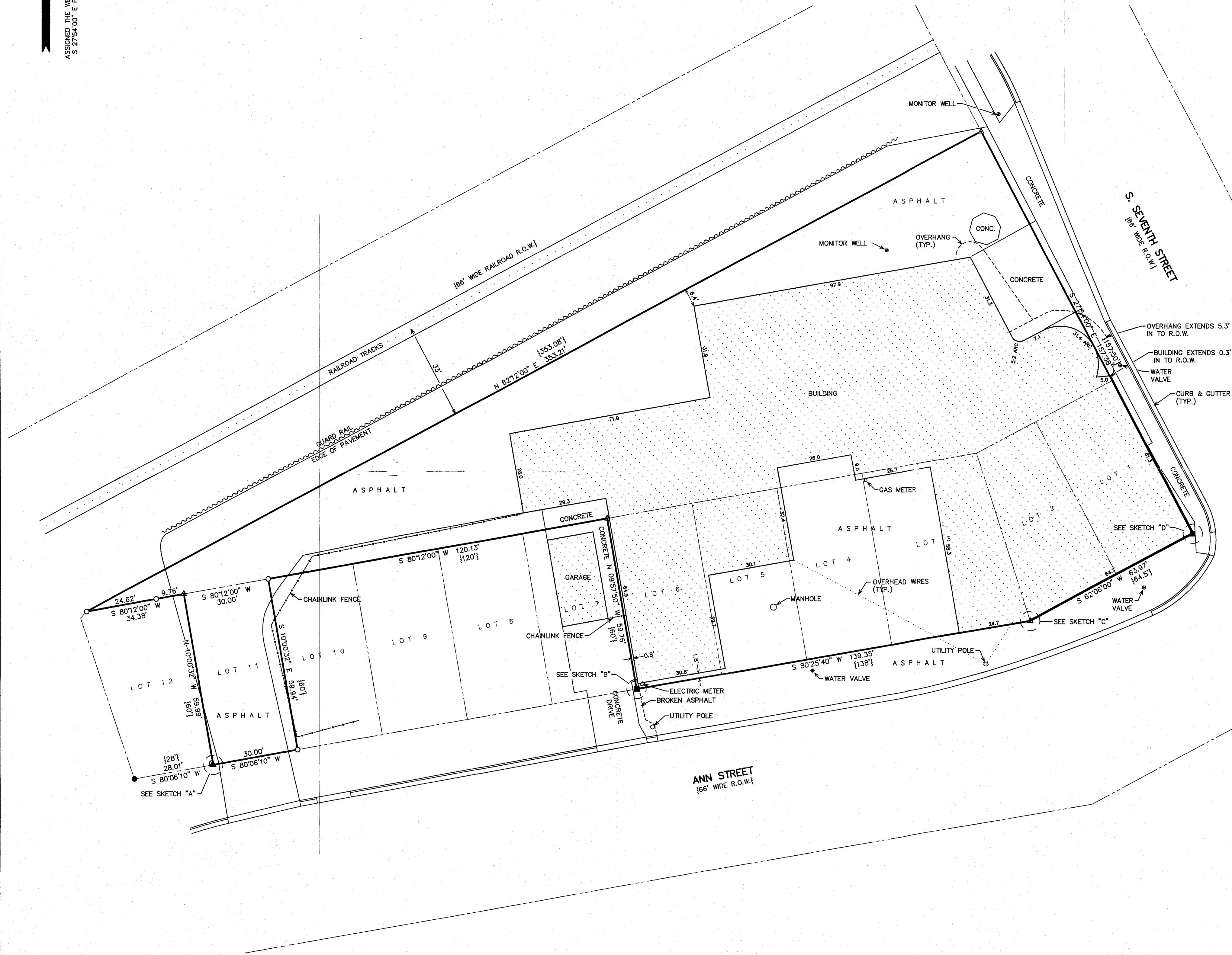


PLAT OF SURVEY

PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 17,
TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN,
WALWORTH COUNTY, WISCONSIN

ASSIGNED THE WESTERLY R.O.W. LINE OF S. SEVENTH STREET
S 27°54'00" E PER TITLE COMMITMENT LEGAL DESCRIPTION
AND SURVEY OF RECORD



Parcel A:
Lots 1, 2, 3, 4, 5 and 6 in Block 10, Passage, Aram and Downie Addition to the City of Delavan, Walworth County, Wisconsin.
Tax Key No: XP 00139

Parcel B:
A parcel of land located in the southwest 1/4 of Section 17, Township 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, more particularly described as follows:
Commence at the SE corner of Lot 1 of Block 10 of Passage, Aram and Downie Addition; thence N 27° 54' W, along the westerly road line of Seventh Street, 60.00 feet, to the point of beginning; thence S 62° 06' W, 53.40 feet, (recorded as 55.00 feet); thence S 80° 12' W, 130.92 feet, (recorded as 128.00 feet); thence N 9° 49' 30" W, 59.94 feet, to a point which is 33.00 feet southeasterly of and measured at right angles from the center line of the main track of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence N 62° 12' E, parallel and 33.00 feet southeasterly of the said main track, 25.41 feet; thence N 80° 33' E, 141.03 feet, to a point in the westerly line of said Seventh Street; thence S 27° 54' E, along said road line, 53.00 feet to the point of beginning.

AND:
A parcel of land located in the Southwest 1/4 of Section 17, Township 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, more particularly described as follows:
Commence at the SE corner of Lot 1 of Block 10 of Passage, Aram and Downie Addition; thence N 27° 54' W, along the westerly road line of Seventh Street, 113.00 feet to the point of beginning; thence continue N 27° 54' W, along said road line, 44.50 feet, to a point which is S 27° 54' E, 33.00 feet from the center line of the main track of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence S 62° 12' W, parallel with said center line, 353.08 feet, to a point which is S 27° 48' E, 33.00 feet from the centerline of said track, said point being located in the northerly line of Lot 12 of Block 10 of Passage, Aram and Downie Addition; thence N 60° 12' E, along said northerly line of Block 10, 184.51 feet; thence N 9° 49' 30" W, 59.94 feet, to a point which is 33.00 feet southeasterly of the said centerline of main track; thence N 62° 12' E, parallel and 33.00 feet southeasterly of the said centerline, 25.41 feet; thence N 80° 33' E, 141.03 feet to the point of beginning.

Tax Key No: XXXX 00008

Parcel C:
Lot 11 in Block 10, Passage, Aram and Downie Addition in the City of Delavan, Walworth County, Wisconsin.
Tax Key No: XP 00142

LEGAL DESCRIPTION TAKEN FROM TITLE COMMITMENT PROVIDED BY CLIENT

LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
■ = SET IRON REBAR STAKE, 3/4" DIA.
▲ = FOUND BOLT
■ = SET RAILROAD SPIKE IN PAVEMENT
▲ = SET MAG NAIL IN PAVEMENT
{XXX} = RECORDED AS
AREA = 33,245 S.F. 0.76 AC.

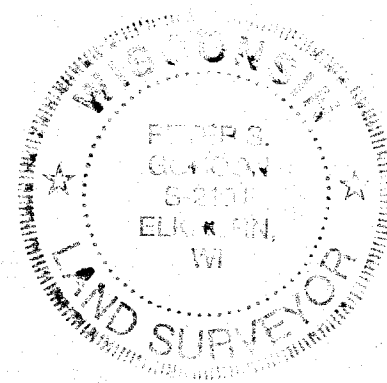
SURVEYOR'S NOTE:
DOC. NO. S 71697 AND 71642 RESERVES THE RIGHT FOR SIGNAL AND COMMUNICATION POLES AND LINES. NO EVIDENCE OF THESE EXIST ON THE DATE OF THE SURVEY. SAID EASEMENT RIGHTS ARE TO TERMINATE WITH THE REMOVAL OF THESE POLES.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

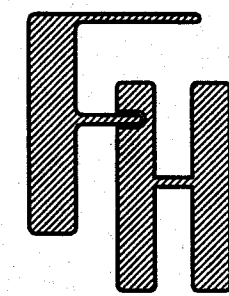
DATED: 10/30/2013

PETER S. GORDON
SURVEYOR



XP -139 XRXX -8
XP -142

002-2542



PLAT OF SURVEY

WORK ORDERED BY -
CITY OF DELAVAN
P.O. BOX 485
DELAVAN, WI 53115

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
8896

DATE
10/30/2013

SHEET NO.
1 OF 1

10/31/2013 X:\Projects\8896\10240 SURVEY

OCT 31 2013

MAP SCALE IN FEET ORIGINAL 1" = 20'

FOUND IRON PIPE STAKE
N 46°14'16" W, 0.82' FROM
RECORD PROPERTY CORNER

FOUND BOLT N 73°58'28" W,
0.28' FROM RECORD CORNER

SKETCH "A"
1"=4'

FOUND IRON REBAR STAKE
N 59°46'02" E, 0.42' FROM
RECORD PROPERTY CORNER

SKETCH "B"
1"=4'

BUILDING CORNER
N 73°15' E, 0.5' FROM
PROPERTY CORNER

SKETCH "C"
1"=4'

BUILDING CORNER
N 18°32' E, 0.6' FROM
PROPERTY CORNER

SKETCH "D"
1"=4'