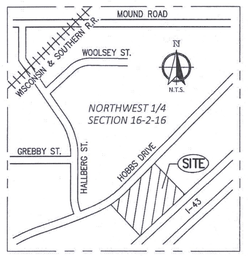
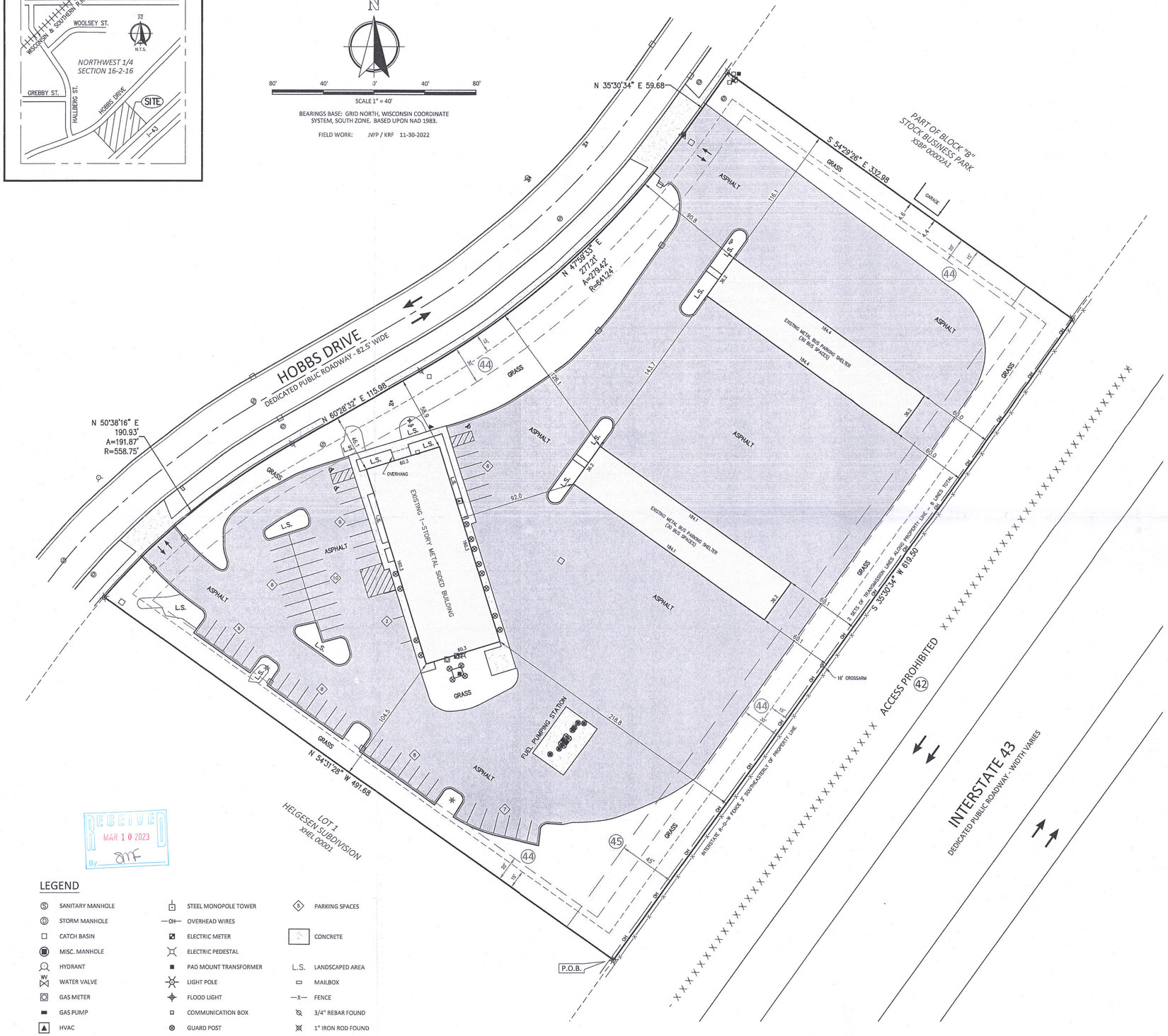
LOCATION MAP



BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983.

FIELD WORK: JWP / KRF 11-30-2022



RECEIVED MAR 10 2023 By amf

LEGEND

SANITARY MANHOLE	STEEL MONOPOLE TOWER	PARKING SPACES	
STORM MANHOLE	OVERHEAD WIRES	CONCRETE	
CATCH BASIN	ELECTRIC METER		
MISC. MANHOLE	ELECTRIC PEDESTAL	L.S.	LANDSCAPED AREA
HYDRANT	PAD MOUNT TRANSFORMER	MAILBOX	
WATER VALVE	LIGHT POLE	FENCE	
GAS METER	FLOOD LIGHT	3/4" REBAR FOUND	
GAS PUMP	COMMUNICATION BOX	1" IRON ROD FOUND	
HVAC	GUARD POST	"PK" NAIL	
SIGN	FLAG POLE		

LEGAL DESCRIPTION

Parcel Five:

That part of Block "B" of Stock Business Park, located in the Southeast One-Quarter (1/4) of the Northwest One-Quarter (1/4) of Section Sixteen (16), Township Two (2) North, Range Sixteen (16) East, in the City of Delavan, County of Walworth, State of Wisconsin, described as follows:
Commencing at the West One-Quarter (1/4) corner of said Section Sixteen (16), Township Two (2) North, Range Sixteen (16) East; thence South 01°12'01" East, 1412.47 feet to the Northwesterly line of Interstate Highway "43", thence along said highway North 33°14' East, 58.96 feet; thence continue along said highway North 52°55'22" East, 1203.10 feet; thence continue along said highway North 35°31'12" East, 831.84 feet; thence continue along said highway North 35°30'34" East, 505.42 feet to the Northeast corner of Helgesen Subdivision and the point of beginning; thence North 54°31'28" West, 491.68 feet along said Subdivision to the South line of Hobbs Drive; thence 191.87 feet along the arc of a curve to the right having a radius of 558.75 feet and a chord which bears North 50°38'16" East, 190.93 feet; thence continue along Hobbs Drive North 60°28'32" East, 115.98 feet; thence continue along Hobbs Drive, 279.41 feet along the arc of a curve to the left having a radius of 641.24 feet and a chord which North 47°59'33" East, 277.21 feet; thence continue North 35°30'34" East, 59.68 feet; thence South 54°29'26" East, 333.01 feet to the Northerly line of said highway "43"; thence South 35°30'34" West, 619.50 feet to the point of beginning.

Property Address: 1736 Hobbs Drive, Delavan, WI 53115
Tax Parcel ID: XSBP 00002

EXCEPTIONS

From First American Title Insurance Company;
Commitment Number: FTS22-40336
Commitment Date: September 21, 2022 at 07:00 AM.

Schedule B, Part II - Exceptions:

1 - 5, 9, 11, 12, 14, 40 & 41 are not survey related.

6, 7, 8, 10, 13, 15 & 16 have visible evidence shown, if any.

17 - 39, 49 & 52 do not relate to this Parcel.

46, 47, 48, 50 & 51 were intentionally omitted.

42 Restrictions to access or lack of a right of access to Interstate Highway "43", as to Parcel Five.
ITS LOCATION IS SHOWN.

43 Covenants, conditions, restrictions, reservations, dedications, easements, and all other matters, set forth on Plat of Stock Business Park, recorded in the office of the Register of Deeds for Walworth County, on October 18, 1994, in Cabinet "B", at Slide 149, as Document No. 294991, as to Parcel Five.
THERE ARE NO PLOTTABLE ITEMS AFFECTING THE SURVEYED PROPERTY.

44 Covenants, conditions, restrictions, reservations, uses, limitations, regulations, costs, assessments, future costs, future assessments, options, rights-of-first-refusal, terms, provisions, and all other matters, set forth in Resolution R-837, as adopted by the City of Delavan Common Council, on March 14, 1995, and Declaration of Protective Covenants - Delavan Business Park - First Addition, dated March 14, 1995, and recorded in the office of the Register of Deeds for Walworth County, on March 30, 1995, in Volume 634, at Page 3104, as Document No. 303201, as to Parcel Five.
THE SETBACKS REQUIREMENTS AS STATED IN THIS DOCUMENT HAVE BEEN PLOTTED.

45 Utility Easement - Electric Transmission Line Easement, granted to American Transmission Company LLC, and all rights, purposes, and powers incidental thereto, set forth in an instrument dated January 8, 2008, and recorded in the office of the Register of Deeds for Walworth County, on January 21, 2008, as Document No. 727943, as assigned to Wisconsin Power and Light Company, a Wisconsin corporation, by Partial Easement Assignment, dated February 25, 2010, and recorded on March 11, 2010, as Document No. 784733, as to Parcel Five.
ITS LOCATION IS SHOWN.

TABLE A NOTES

2 Address of the surveyed property:
1736 Hobbs Drive, Delavan, WI 53115

3 Flood zone classification: By graphic plotting only, this property is located within an area having a Zone designation "X" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map, Community Panel No. 55127C0190D, which bears an effective date of October 2, 2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from FEMA.

4 Gross land area: 246,186 square feet or 5.652 acres.

9 Number and type of clearly identifiable parking spaces:
61 regular vehicle spaces
3 handicap vehicle spaces
64 total vehicle spaces
60 bus spaces

SURVEYOR'S CERTIFICATION

TO: First American Title Insurance Company, a California Corporation
Dutch Touch Properties, a Limited Liability Company

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, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8 & 9 of Table A thereof.

The field work was completed on November 29, 2022.

December 8, 2022

Mark R. Madsen
Professional Land Surveyor
State of Wisconsin
Registration No. 2271

WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

SURVEYOR'S NOTES

No access is allowed to Interstate 43, former State Trunk Highway 15, as shown on Wisconsin Department of Transportation Plat of Right of Way, Project ID 1091-2-21.

Setbacks per Document No. 303201:
30' Front and/or Street
20' Interior side
30' Rear
15' Parking setback all sides

ORIGINAL SURVEY IS IN COLOR TO HELP DIFFERENTIATE LINES AND TITLE EXCEPTIONS

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

PART OF BLOCK "B" STOCK BUSINESS PARK

ALTA / NSPS LAND TITLE SURVEY
FOR
HOSTAK HENZEL & BICHLER, S.C.
CITY OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: SCB / CRL
DATE: 12-8-2022
CHECKED: MRM
DATE: 12-8-2022

2022.0265.01

SHEET 1 OF 1

Thursday, December 08, 2022 10:51:15 AM

Parcel #: XSBP 00002 002-2758