

TITLE SURVEY

LOT 1 OF CSM NO. 3878

LOCATED IN THE NW 1/4 OF THE NW 1/4
OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 17 EAST,
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION TAKEN FROM KNIGHT BERRY TITLE GROUP COMMITMENT NO. 2309624 DATED 12/12/2024:

LOT 1 OF CERTIFIED SURVEY MAP NO. 3878, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, ON DECEMBER 2, 2005 IN VOLUME 23 OF CERTIFIED SURVEY MAPS, AT PAGES 286-287, AS DOCUMENT NO. 661526, BEING A REDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN.

EXCEPTING THEREFROM THOSE LANDS CONVEYED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 973069, AND DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3110, AS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 17, PAGE 39, AS DOCUMENT NO. 415397 AND A POINT OF A CURVE; THENCE 5.22 FEET, COINCIDENT WITH THE EAST LINE OF E. COMMERCE COURT AND A CURVE TO THE LEFT, WITH A RADIUS OF 70.00 FEET AND A CHORD BEARING AND LENGTH OF N 90EG 23MIN 46SEC W, A DISTANCE OF 5.22 FEET; THENCE S 83DEG 12MIN 58SEC E, A DISTANCE OF 21.29 FEET TO THE NORTH LINE OF SAID LOT 1 AND THE OWNER'S LAND; THENCE S 82DEG 35MIN 31SEC W COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 20.46 FEET TO THE POINT OF BEGINNING.

AND ALSO: PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3110, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, ON MAY 10, 1999 IN VOLUME 17 OF CERTIFIED SURVEY MAPS, AT PAGES 39-40, AS DOCUMENT NO. 415397, BEING A REDIVISION OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 00DEG 51MIN 52SEC W, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1 AND THE OWNER'S LAND, 36.64 FEET; THENCE S 88DEG 03MIN 14SEC W, A DISTANCE OF 50.72 FEET TO THE POINT OF A CURVE; THENCE 78.47 FEET ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 515.00 FEET AND A CHORD BEARING AND LENGTH OF N 87DEG 34MIN 52SEC W, A DISTANCE OF 78.39 FEET; THENCE N 83DEG 12MIN 58SEC W, A DISTANCE OF 73.64 FEET TO THE NORTH LINE OF SAID LOT 1 AND THE OWNER'S LAND; THENCE N 82DEG 35MIN 31SEC E, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 204.40 FEET TO THE POINT OF BEGINNING.

AND ALSO: PART OF VACATED PORTION OF THE COMMERCE COURT CUL-DE-SAC LOCATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 3878, AS RECORDED IN THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME 23, PAGE 286, AS DOCUMENT NUMBER 661526 AND A POINT ON A CURVE; THENCE 93.94 FEET, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1 AND A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET AND A CHORD BEARING AND LENGTH OF N 52DEG 51MIN 35SEC W, A DISTANCE OF 87.04 FEET TO THE POINT OF A CURVE; THENCE 59.63 FEET, COINCIDENT WITH THE SAID NORTH LINE, AND A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET AND A CHORD BEARING AND LENGTH OF N 56DEG 13MIN 28SEC W, A DISTANCE OF 54.26 FEET TO A POINT ON A CURVE; THENCE 105.47 FEET, COINCIDENT WITH A CURVE TO THE RIGHT WITH A RADIUS OF 604.13 FEET AND A CHORD BEARING AND LENGTH OF N 86DEG 01MIN 42SEC E, A DISTANCE OF 105.33 FEET; THENCE S 06DEG 18MIN 10SEC E FOR 88.39 FEET; THENCE S 07DEG 42MIN 47SEC W, A DISTANCE OF 2.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LANDS CONVEYED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 1018157.

CONTAINING A TOTAL OF 68,968 SQUARE FEET (1.583 ACRES) OF LAND.

SCHEDULE B, PART II EXCEPTIONS:

- ITEMS 1-5 - NOT RELEVANT TO BE MAPPED
- ITEM 6 - THERE ARE NO VISIBLE ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES THAT WERE OBSERVED DURING THE SURVEY.
- ITEM 7 - EASEMENTS ARE EVIDENT ON PLAT.
- ITEM 8 - NO CLAIMS OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENTS WERE OBSERVED DURING THE SURVEY.
- ITEMS 9-10 - NOT RELEVANT TO BE MAPPED.
- ITEM 11 - ALL EASEMENTS THAT WERE FURNISHED TO THE SURVEYOR ARE ACCOUNTED FOR ON PLAT MAP.
- ITEM 12 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN RESTRICTIVE COVENANTS FOR ELKHORN BUSINESS PARK RECORDED ON AUGUST 2, 1991 AS DOCUMENT NO. 215881 AS WELL AS THE AMENDMENT TO RESTRICTIVE COVENANTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 12, 1992 AS DOCUMENT NO. 231676 ARE EVIDENT ON PLAT AS MUCH AS POSSIBLE WITHOUT KNOWN BUILDING HEIGHTS AND OTHER MATTERS THAT WERE NOT AVAILABLE AT TIME OF SURVEY.
- ITEM 13 - DOC# 295001 RECORDED OCTOBER 19, 1994 IS A TELEPHONE LINE EASEMENT AND IS EVIDENT ON PLAT.
- ITEM 14 - EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 3110 RECORDED MAY 10, 1999 AS DOCUMENT NO. 415397 ARE EVIDENT ON PLAT.
- ITEM 15 - NOT RELEVANT TO BE MAPPED.

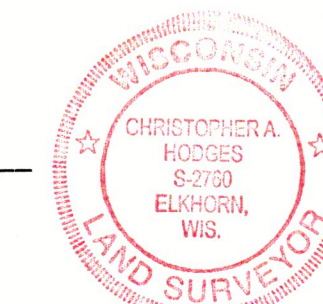
TITLE COMMITMENT PROVIDED BY:

KNIGHT BERRY TITLE, INC.
201 E. PITTSBURGH AVENUE, SUITE 200
MILWAUKEE, WI 53204
FOR
HARKLAU LEASING, LLC, A WISCONSIN LIMITED LIABILITY COMPANY
UNDER COMMITMENT NO. 2309624
DATED: DECEMBER 10, 2024

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.

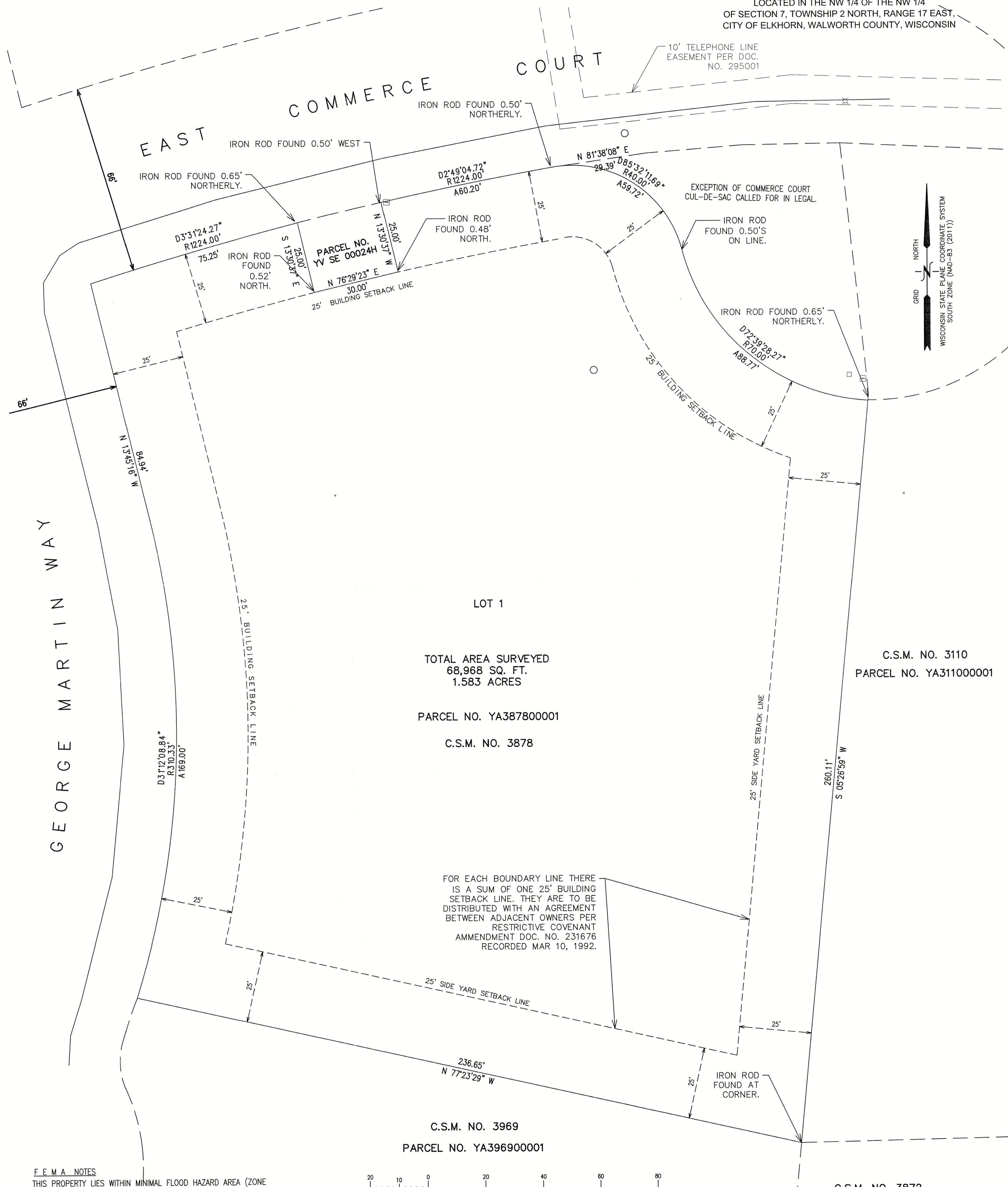
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, 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. FIELDWORK COMPLETED 1/15/2025.

DATED: March 4, 2025
Christopher A. Hodges
CHRISTOPHER A. HODGES P.L.S. 2760



Drafted by: RS 3/4/25

004-2824



LOT 1
TOTAL AREA SURVEYED
68,968 SQ. FT.
1.583 ACRES
PARCEL NO. YA387800001
C.S.M. NO. 3878

FOR EACH BOUNDARY LINE THERE IS A SUM OF ONE 25' BUILDING SETBACK LINE. THEY ARE TO BE DISTRIBUTED WITH AN AGREEMENT BETWEEN ADJACENT OWNERS PER RESTRICTIVE COVENANT AMMENDMENT DOC. NO. 231676 RECORDED MAR 10, 1992.

C.S.M. NO. 3969
PARCEL NO. YA396900001

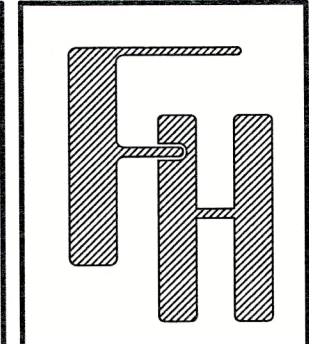
C.S.M. NO. 3110
PARCEL NO. YA311000001

C.S.M. NO. 3872

LEGEND	
●	= IRON REBAR FOUND 3/4" O.D.
⦿	= IRON REBAR SET
⊠	= ELECTRICAL TRANSFORMER
□	= CABLE BOX
⊗	= TELEPHONE BOX
○	= MANHOLE



F.E.M.A. NOTES
THIS PROPERTY LIES WITHIN MINIMAL FLOOD HAZARD AREA (ZONE X) PER FEMA PANEL No. 55177C0193D DATED OCTOBER 2, 2009.



TITLE SURVEY
LOT 1 CSM 3878
PARCEL YA387800001
ELKHORN, WALWORTH COUNTY, WISCONSIN

ANDERSON COMMERCIAL GROUP, LLC.
KRISTEN PARKS
5000 S TOWNE DRIVE, SUITE 100
NEW BERLIN, WISCONSIN 53151

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

REVISIONS

PROJECT NO.	DATE	SHEET NO.
11159	02/16/2025	1 OF 1