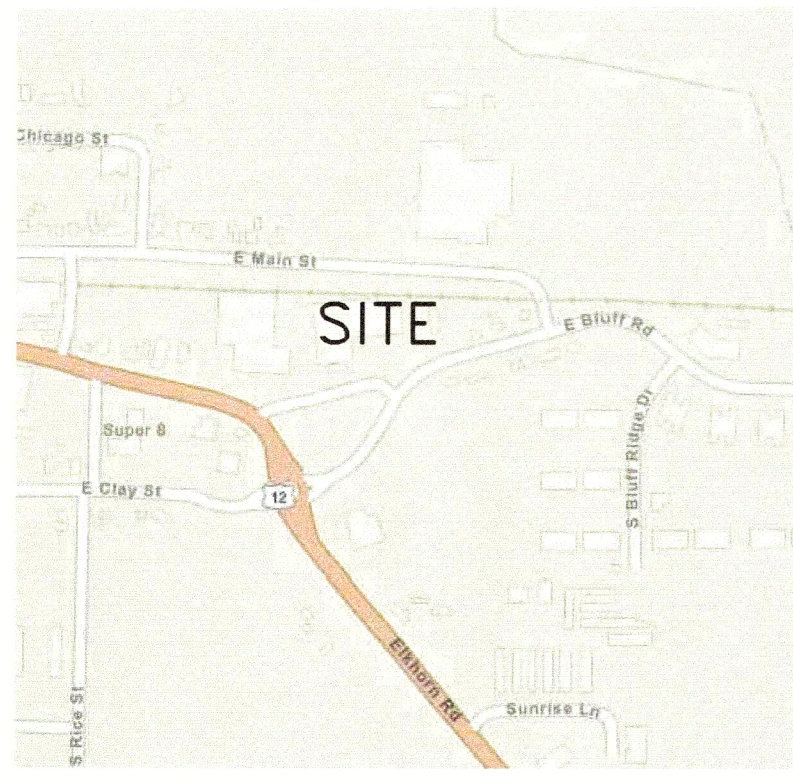


VICINITY MAP



LEGEND

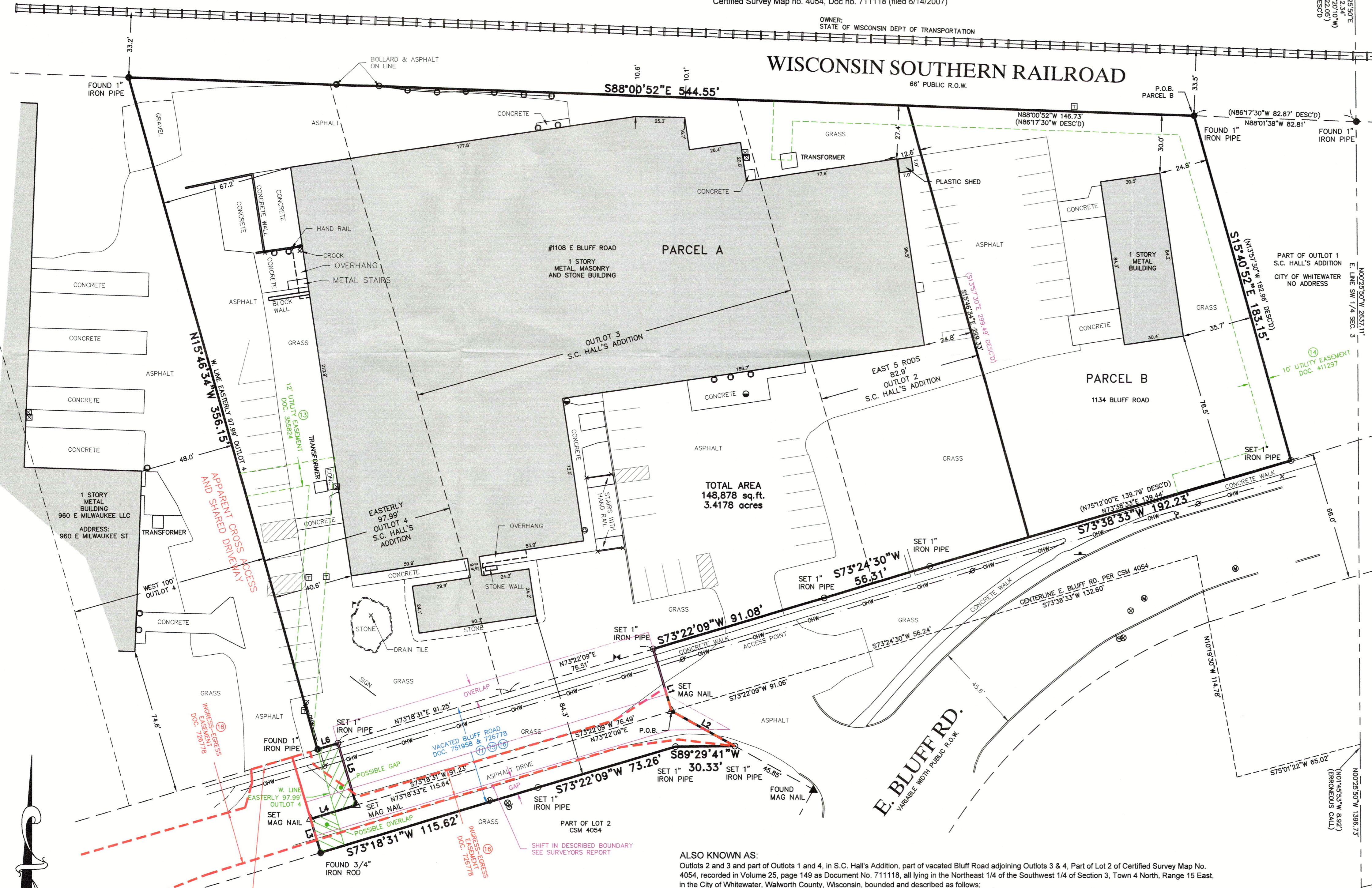
○ BOLLARD	○ SANITARY MANHOLE	○ SANITARY CLEANOUT OR SEPTIC VENT
+ SOIL BORING/MONITORING WELL	○ SANITARY INTERCEPTOR MANHOLE	○ SANITARY INTERCEPTOR MANHOLE
⊕ FLAGPOLE	○ MISCELLANEOUS MANHOLE	○ MISCELLANEOUS MANHOLE
⊕ MAILBOX	○ WATER VALVE	○ HYDRANT
⊕ SIGN	○ WATER SERVICE CURB STOP	○ WATER SERVICE CURB STOP
⊕ AIR CONDITIONER	○ WELL	○ WELL
⊕ CONTROL BOX	○ WATER SURFACE	○ WETLANDS FLAG
⊕ TRAFFIC SIGNAL	○ WETLANDS FLAG	○ MARSH
⊕ IRRIGATION CONTROL BOX	○ CONIFEROUS TREE	○ DECIDUOUS TREE
⊕ CABLE PEDESTAL	○ SHRUB	○ SHRUB
⊕ POWER POLE	○ SHRUB	○ SHRUB
⊕ GUY POLE	○ SHRUB	○ SHRUB
⊕ GUY WIRE	○ SHRUB	○ SHRUB
⊕ LIGHT POLE	○ SHRUB	○ SHRUB
⊕ SPOT YARD/PEDESTAL LIGHT	○ SHRUB	○ SHRUB
⊕ HANDICAPPED PARKING	○ SHRUB	○ SHRUB
⊕ PULL BOX	○ SHRUB	○ SHRUB
⊕ ELECTRIC MANHOLE	○ SHRUB	○ SHRUB
⊕ ELECTRIC PEDESTAL	○ SHRUB	○ SHRUB
⊕ ELECTRIC METER	○ SHRUB	○ SHRUB
⊕ TELEPHONE MANHOLE	○ SHRUB	○ SHRUB
⊕ TELEPHONE PEDESTAL	○ SHRUB	○ SHRUB
⊕ TELEPHONE VAULT	○ SHRUB	○ SHRUB
⊕ GAS VALVE	○ SHRUB	○ SHRUB
⊕ GAS METER	○ SHRUB	○ SHRUB
⊕ GAS WARNING SIGN	○ SHRUB	○ SHRUB
⊕ STORM MANHOLE	○ SHRUB	○ SHRUB
⊕ ROUND INLET	○ SHRUB	○ SHRUB
⊕ SQUARE INLET	○ SHRUB	○ SHRUB
⊕ STORM SEWER END SECTION	○ SHRUB	○ SHRUB

# ALTA/NSPS LAND TITLE SURVEY

SURVEYORS REPORT

- Gaps and Overlaps:
- Both metes and bounds descriptions of Vacated Bluff Road/part of CSM 4054 contain erroneous bearing and distance of North 1°45'53" West, 8.92 feet. Plotting these descriptions with this descriptions moves their boundaries 8.92 feet north of the lines plotted by CSM 4054. Refer to purple lines and purple text in the descriptions. The Area of Gap and Overlap are labeled.
  - Both metes and bounds descriptions of Vacated Bluff Road/part of CSM 4054 contain calls to the western boundary as being the West line of the Easterly 97.99 feet of said Outlot 4, however the bearings and distances in the description do not align with this line or its extension. For this survey, I have held the bearings and distances and depict this portion of the property boundary with jogs. The area of Gap and Overlap are labeled.
  - Regarding Parcel B, the course (thence South 13° 57' 30" East 299.49 feet) is shown on the prior surveys as 229.52 and computes to 229.33'. This ~70" discrepancy is the likely source of the "gap" identified on the current County GIS.
  - The prior survey depicts angle points in the north property line (Railroad Right of Way). I did not find these monuments, nor know of any rationale for angle points in this line. I held a straight line from found monuments at the Northwest and Northeast corners, which agree with adjoining surveys.

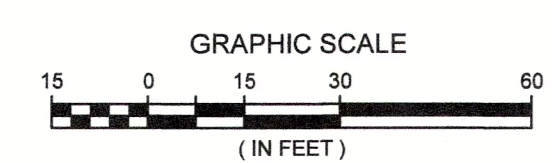
Prior survey references:  
 Abernathy & Associates Survey, Job No. 96-1108, 12/17/97 (west adjoining property)  
 Kolb Land Consulting, Inc. Survey dated 3/28/1991 (East adjoining property)  
 Farris, Hansen & Assoc. Inc. Project No 4370 dated 9/20/95 & signed 12/15/95 (prior site survey)  
 Certified Survey Map No. 4054, Doc no. 711118 (filed 6/14/2007)



ALSO KNOWN AS:  
 Outlots 2 and 3 and part of Outlots 1 and 4, in S.C. Hall's Addition, part of vacated Bluff Road adjoining Outlots 3 & 4, Part of Lot 2 of Certified Survey Map No. 4054, recorded in Volume 25, page 149 as Document No. 711118, all lying in the Northeast 1/4 of the Southwest 1/4 of Section 3, Town 4 North, Range 15 East, in the City of Whitewater, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Southwest 1/4 of said Section; thence South 00° 25' 50" East along the East line of said 1/4 Section a distance of 922.34 feet to a point in the South line of the Wisconsin Southern Railroad; thence North 88° 01' 38" West along said South line 82.81 feet to the point of beginning of lands to be described; thence South 15° 40' 52" East 183.15 feet to a point in the North line of East Bluff Road; thence South 73° 38' 33" West along said North line 192.23 feet to a point; thence South 73° 24' 30" West along said North line 56.31 feet to a point; thence South 73° 22' 09" West along said North line 91.08 feet to a point; thence South 16° 37' 53" East 33.00 feet to a point; thence South 89° 29' 41" West 30.33 feet to a point; thence South 73° 22' 09" West 73.26 feet to a point; thence South 73° 18' 31" West 115.62 feet to a point; thence North 16° 41' 29" West 18.00 feet to a point; thence North 73° 18' 31" East 24.41 feet to a point; thence North 16° 41' 29" West 33.00 feet to a point; thence North 73° 18' 31" West 10.96 feet to a point; thence North 15° 46' 34" West 356.15 feet to a point in the South line of the Wisconsin Southern Railroad; thence South 88° 00' 52" East along said South line 544.55 feet to the point of beginning.

Line #	Direction	Length
L1	S16°37'51"E	33.00
L2	S61°03'30"E	37.00
L3	N16°41'29"W	18.00
L4	N73°18'31"E	24.41
L5	N16°41'29"W	33.00
L6	S73°18'31"W	10.96



PARCEL A:  
 The West 5 rods of Outlot 2, in S.C. Hall's Addition, in the Southwest 1/4 of Section 3, Town 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin.  
 ALSO  
 Outlot 3 and the Easterly 97.99 feet of Outlot 4, in S.C. Hall's Addition, in the Southwest 1/4 of Section 3, Town 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin.  
 ALSO  
 All that part of vacated Bluff Road lying adjacent to Outlot 3 and the Easterly 97.99 feet of Outlot 4, in S.C. Hall's Addition, in the Southwest 1/4 of Section 3, Town 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin, described as follows:  
 Commencing at the South 1/4 corner of said Section 3; thence along the East line of the said Southwest 1/4, North 0° 25' 50" West, 1396.73 feet; thence North 1° 45' 53" West, 8.92 feet; thence South 75° 01' 22" West, 65.02 feet; thence North 10° 19' 30" West, 114.78 feet to the former existing centerline of Bluff Road; thence South 73° 38' 33" West, 132.60 feet along the said centerline; thence South 73° 24' 30" West, 56.24 feet along the said centerline; thence South 73° 22' 09" West, 91.06 feet along the said centerline to the point of beginning; thence South 73° 22' 09" West, 76.49 feet along said centerline; thence South 73° 18' 31" West, 91.06 feet along the said centerline to the West line of the Easterly 97.99 feet of said Outlot 4; thence North 16° 41' 29" West, 33.00 feet along the said West line to a point on the former existing Northerly right of way of vacated Bluff Road; thence North 73° 18' 31" East 91.25 feet along the said right of way; thence North 73° 22' 09" East 76.51 feet along said right of way; thence South 16° 37' 51" East, 33.00 feet to the point of beginning.  
 ALSO  
 All that part of Certified Survey Map No. 4054 and vacated Bluff Road located in the Southwest 1/4 of Section 3, Town 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 3; thence along the East line of the said Southwest 1/4, North 0° 25' 50" West, 1396.73 feet; thence North 1° 45' 53" West, 8.92 feet; thence South 75° 01' 22" West, 65.02 feet; thence North 10° 19' 30" West, 114.78 feet to the former existing centerline of Bluff Road; thence South 73° 38' 33" West, 132.60 feet along the said centerline; thence South 73° 24' 30" West, 56.24 feet along the said centerline; thence South 73° 22' 09" West, 91.06 feet along the said centerline to the point of beginning; thence South 73° 22' 09" West, 76.49 feet along said centerline; thence South 73° 18' 31" West, 91.06 feet along the said centerline to the West line of the Easterly 97.99 feet of Outlot 4 of the S.C. Hall's Addition to the City of Whitewater; thence North 16° 41' 29" West, 18.00 feet to the former centerline of vacated Bluff Road; thence North 73° 18' 31" East, 115.62 feet along the said former centerline; thence North 73° 22' 09" East, 76.49 feet along the said former centerline to the point of beginning.

PARCEL B:  
 Part of Outlots 1 and 2 of S.C. Hall's Addition, in the Southwest 1/4 of Section 3, Town 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin, described as follows:  
 Commencing at the center of said Section 3; thence South 1° 20' 10" West 922.05 feet; thence North 86° 17' 30" West 82.87 feet to the place of beginning; thence continue North 86° 17' 30" West 146.73 feet; thence South 13° 57' 30" East 299.49 feet; thence North 75° 12' 00" East 139.79 feet; thence North 13° 57' 30" West 182.96 feet to the place of beginning.  
 Property Address: 1108 East Bluff Road (Parcel A) and 1134 Bluff Road (Parcel B), Whitewater, WI 53190  
 Tax Key Number: /HAS 00069A (Parcel A) and /HAS 00068 (Parcel B)  
 Survey No. 169809-RMK  
 Prepared for: Hawk Tracks, LLC

- A. Basis of Bearings  
 Bearings are based on the East line of the Southwest 1/4 of Section 3-4-15, which bears North 00°25'50" West. Per Certified Survey Map No. 4054.
- B. Title Commitment  
 This survey was prepared based on Knight Barry Title, Inc. title commitment number 2341811, commitment date June 13, 2025, which lists the following easements and/or restrictions from schedule B-1:  
 1, 6-8, 10. Visible evidence shown, if any.  
 2-5, 9, 17-21. Not survey related.  
 11. Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated.  
 Lies within or crosses the surveyed property - its location is shown.  
 12. Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the Land.  
 Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.  
 13. Wisconsin Electric Distribution Easement Underground granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded May 28, 1997 as Document No. 355824. Lies within or crosses the surveyed property - its location is shown.  
 14. Distribution Easement Underground Joint granted to Wisconsin Electric Power Company and Wisconsin Bell Inc. d/b/a Ameritech-Wisconsin and other matters contained in the instrument recorded March 25, 1999 as Document No. 411297. Lies within or crosses the surveyed property - its location is shown.  
 15. Easement reservations and other matters contained in Resolution Discontinuing, Vacating, Abandoning, and Relocating Portions of Bluff Road recorded October 25, 2007 as Document No. 721958. Lies within or crosses the surveyed property - its location is shown.  
 16. Joint Driveway Easement Agreement and other matters contained in the instrument recorded January 4, 2008 as Document No. 726778. Lies within or crosses the surveyed property - its location is shown.

C. Flood Note  
 According to flood insurance rate map of the City of Whitewater, community panel number 55127C0029E, effective on 9/3/2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces  
 There are 49 total parking spaces consisting of 49 regular and 0 handicapped parking spaces marked on this site.

E. Notes  
 There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.  
 There are gaps/overlaps in the record descriptions, refer to Surveyors Report.  
 There is apparent shared access and cross access along the West property line, without benefit of a recorded document.

To: Hawk Tracks, LLC, a Wisconsin limited liability company  
 Knight Barry Title, Inc.

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, 16 and 19 of Table A thereof. The fieldwork was completed on June 24, 2025.

Date of Plat or Map: June 26, 2025  
 Revision to Map: June 27, 2025

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

John P. Casucci  
 Professional Land Surveyor  
 Registration Number S-2055  
 john.casucci@rasmith.com



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