

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 921060671 DATED 06/04/2021:

Parcel 1: Lot 1 Certified Survey Map No. 1434, recorded in Volume 6 of Certified Survey Maps, page 324, as Document No. 116558, being in the Northeast ¼ of the Southwest ¼ of Section 35, Town 2 North, Range 15 East. Said land being in the Town of Darien, Walworth County, and State of Wisconsin.

Fax Key: BA143-400001

Part of Lot 1 of Certified Survey Map No. 1434, recorded in Volume 6 of Certified Survey Maps, page 324, as Document No. 116558, being part of the Northeast ¼ of the Southwest ¼ of Section 35, Town 2 North, Range 15 East, Town of Darien, Walworth County, and State of Wisconsin.

Described as follows: Beginning at the most Southerly corner of Lot 1 of said Certified Survey Map No. 1434; thence North 48°46'49" West along the Southwesterly line of said Lot 1 a distance of 413.30 feet; thence South 82°58'08" East a distance of 411.18 feet; thence South 48°46'49" East a distance of 73.37 feet to the Southeasterly line of said Lot 1; thence South 41°13'03" West a distance of 231.05 feet to the point of beginning. Containing 56,200 square feet (1.290 acres) of land, more or less.

Items 1-12 are considered general in nature or non-survey related and are not listed.

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| 13. | Easement given to Wisconsin Power and Light Company by instrument recorded December 8, 1936 in Volume 248 of Deeds on page 236 as Document No. 320901.
NOT PLOTTABLE, NO SPECIFIC LOCATION OR WIDTH OF EASEMENT PROVIDED. |
| 14. | Right-of-Way Authorization given to General Telephone Company of Wisconsin by instrument recorded November 22, 1970 in Volume 27 of Records on page 583 as Document No. 624224.
PLOTTED HEREON. |
| 15. | Notice of Nonaccess to or Across a Controlled-Access Highway recorded March 31, 2005 as Document No. 635057.
DOES NOT AFFECT SURVEYED PARCEL. |
| 16. | Authorization for Access to or Across a Controlled-Access Highway recorded March 31, 2005 as Document No. 635108.
CONSENTS TO THE DIRECT ACCESS OF ONE PRIVATE DRIVEWAY, EXISTING DRIVEWAY ACCESS PLOTTED HEREON. |
| 17. | Covenants & Restrictions dated September 4, 2007 and recorded September 6, 2007 as Document No. 718261.
NOT A SURVEYED RELATED ITEM. |
| 18. | Access Easement & Agreement dated September 4, 2007 and recorded September 6, 2007 as Document No. 718052.
GRANTS AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS TO, OVER, ON, THROUGH AND ACROSS THE EXISTING DRIVEWAY ACCESS FROM US HIGHWAY 16 TO AFFORD ACCESS TO THE PROPERTY APPROXIMATELY 370' NORTHWEST OF SURVEYED PROPERTY, ALSO ALLOWED FOR RELOCATION OF THE EXISTING DRIVEWAY TO A LOCATION WEST OF THE SURVEYED PROPERTY ON A SEPARATE PROPERTY. NO SPECIFIC LOCATION OR WIDTH OF EASEMENT PROVIDED. SEE RELATED DOCUMENT FOR MORE INFORMATION. |

RECEIVED
SEP 29 2021
By SMF

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

I hereby certify that I have performed the survey of the property described above and to the best of my knowledge and belief, the plot shown herein complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents the size and location of the property, exterior boundaries, the location of all visible structures, and dimensions of all principle buildings thereon, fences, easements of record, and roadways, 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.

Given under my hand and seal this 28th day of June, 2021 at Beloit, Wisconsin

Lester J. Van der Weide June 17th, 2021

Revised this 12th day of July, 2021.

Revised this 2nd day of August, 2021.

Revised this 7th day of September, 2021.

WISCONSIN
★ ★
KRISTIN J. BELONGIA
S-2943
ELKHORN
WIS.
LAND SURVEYOR

MONUMENT KEY

© Iron Pipe Found
(XXX.XX) Record Information

LEGEND

- | | |
|--|-----------------------------|
| | Existing Boundary Line |
| | Existing Right-of-Way |
| | Existing Easement Line |
| | Existing Centerline |
| | Existing Fence |
| | Existing Overhead Power |
| | Existing Telephone Pedestal |
| | Existing Utility Pole |
| | Existing Guy Wire |
| | Existing Light Pole |
| | Existing Electric Meter |
| | Existing Air Conditioner |
| | Existing Manhole |
| | Existing Septic Tank |
| | Existing Well |
| | Existing Sign |

Scale: 1" = 30'



UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN
COUNTY COORDINATE SYSTEM,
WALWORTH ZONE. THE SOUTHERLY LINE
OF U.S. HIGHWAY 14 BEARING S 48°47'10"

EXISTING ZONING:	
B-4	103,318 SF (2.37 AC)
P-1	56,213 SF (1.29 AC)
PROPOSED ZONING:	
B-4	159,531 SF (3.66 AC)

Batterman
engineers surveyors planners

2857 Bartels Drive
Beloit, Wisconsin 53511
608.365.4464
www.rlbatterman.com

**PLAT OF SURVEY
FOR
N2669 HIGHWAY 14
DARIEN, WI 53114**

FOR THE EXCLUSIVE USE OF:
ROBERT LaROCQUE
515 W. BELDEN AVENUE, UNIT #15
CHICAGO, IL 60614

ORDER NO: 33951
BOOK: SEE FILE
FIELD CREW: DJE
DRAWN BY: DJE
SHEET 1 OF 1

0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0
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