

PLAT OF SURVEY

A PART OF LOT 1, OF CERTIFIED SURVEY MAP No.1397, LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 16 EAST, SITUATED IN THE TOWNSHIP OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION PROVIDED PER
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER WA-14784, DATED JULY 25, 2019

Lot 1 of Certified Survey Map No. 1397 located in the Southeast 1/4 of Section 25, Town 2 North, Range 16 East, Delavan Township, Walworth County, Wisconsin, recorded November 21, 1984 in Volume 6 of Certified Surveys, Page 263, Document No. 109405, EXCEPTING:

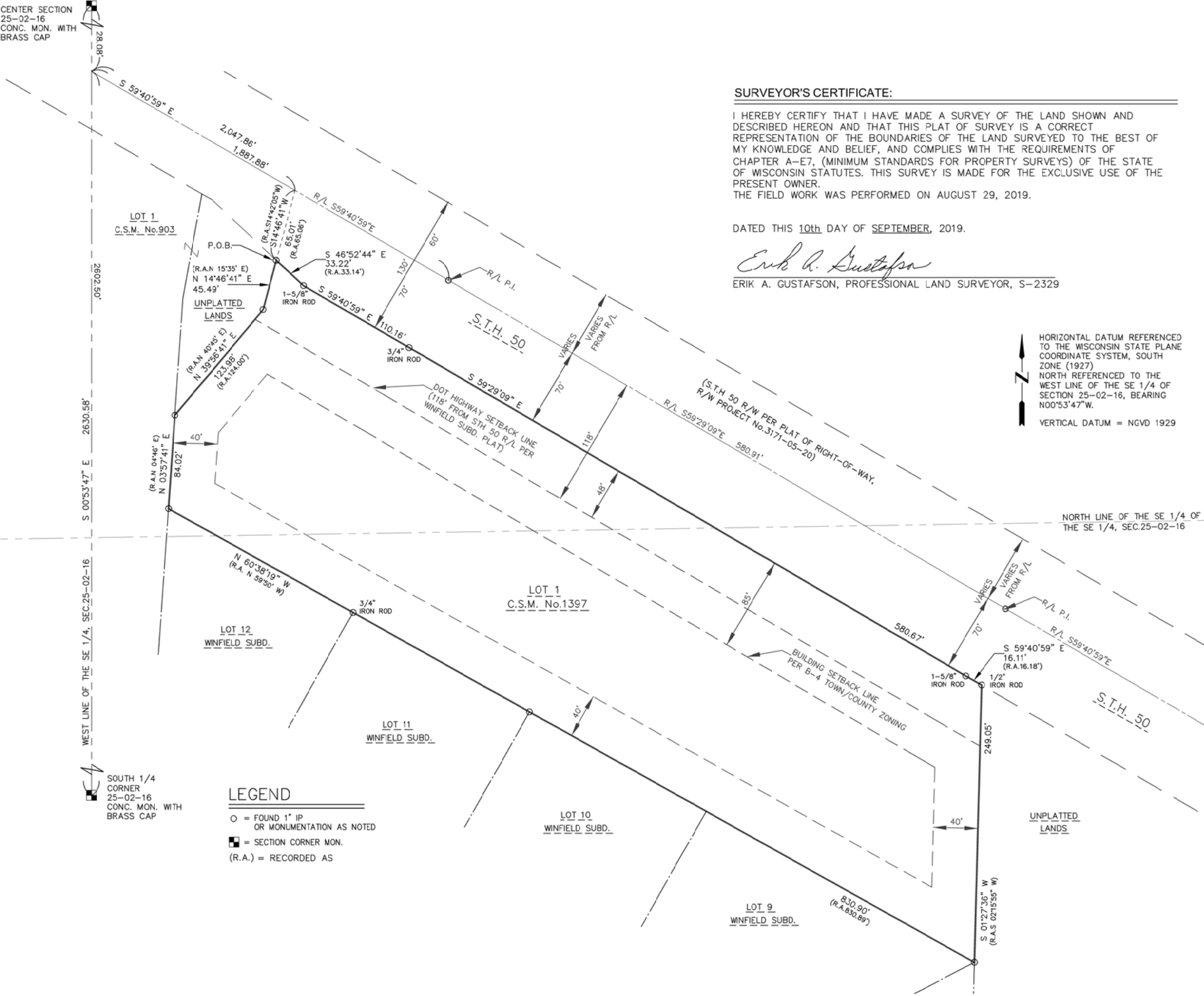
That part of Lot 1 of Certified Survey Map No. 1397 as recorded in the Walworth County Registry in Volume 6, Page 263 of Certified Survey Maps and being a part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 2 North, Range 16 East, in the Town of Delavan, described as follows: Commencing at the Northwest corner of said Southeast 1/4; thence along the west line of said Southeast 1/4 South 00°53'47" East 28.08 feet to the existing centerline of STH 50; thence along said centerline South 59°40'59" East 1887.88 feet to the Northerly extension of the owner's Westerly property line; thence South 14°42'05" West 34.27 feet to the owner's Northwest property corner at the Southwesterly right-of-way of STH 50 and the point of beginning; thence along said Southwesterly right-of-way South 59°40'59" East 724.02 feet to the owner's Northeast property corner; thence along the owner's East property line South 00°51'01" East 45.58 feet; thence North 59°40'59" West 16.18 feet; thence North 59°29'09" West 580.67 feet to Reference Point "B"; thence North 59°40'59" West 110.16 feet; thence North 46°52'44" West 33.14 feet to the owner's Westerly property line; thence along said Westerly property line North 14°42'05" East 30.79 feet to the point of beginning.

SURVEYOR'S DESCRIPTION

That part of Lot 1 of Certified Survey Map No. 1397 located within the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 25, Town 2 North, Range 16 East, Delavan Township, Walworth County, Wisconsin, recorded November 21, 1984 in Volume 6 of Certified Surveys, Page 263, Document No. 109405, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 25; thence North 00°53'47" West, along the west line of said Southeast 1/4, 2,602.50 feet to the existing reference line of STH 50, per Plat of Right-of-Way, State R/W Project No.3171-05-20; thence South 59°40'59" East, along said reference line, 1887.88 feet to the Northerly extension of the owner's Westerly property line; thence South 14°46'41" West (R.A. South 14°42'05" W) 65.01 feet (R.A. 65.06 feet) to the owner's Northwest property corner at the Southwesterly right-of-way line of STH 50 and the Point of Beginning; thence South 46°52'44" East, along said Southwesterly right-of-way line, 33.22 feet (R.A. 33.14 feet); thence continuing along said Southwesterly right-of-way line, South 59°40'59" East 110.16 feet; thence continuing along said Southwesterly right-of-way line, South 59°29'09" East, 580.67 feet; thence continuing along said Southwesterly right-of-way line, South 59°40'59" East, 16.11 feet (R.A. 16.18 feet) to the owner's Northeast property corner; thence South 01°27'36" West, (R.A. South 02°15'55" West) along the owner's East property line, 249.05 feet; thence North 60°38'19" West (R.A. North 59°50' West) 830.90 feet (R.A. 830.89 feet); thence North 03°57'41" East (R.A. North 04°46' East) 84.02 feet; thence North 39°56'41" East (R.A. North 40°45' East) 123.98 feet (R.A. 124.00 feet); thence North 14°46'41" East (R.A. North 15°35' East) 45.49 feet to the Point of Beginning.

Containing 180,266 square feet / 4.138 acres of land, more or less.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LAND SHOWN AND DESCRIBED HEREON AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF THE BOUNDARIES OF THE LAND SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES WITH THE REQUIREMENTS OF CHAPTER A-E7, (MINIMUM STANDARDS FOR PROPERTY SURVEYS) OF THE STATE OF WISCONSIN STATUTES. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER.

THE FIELD WORK WAS PERFORMED ON AUGUST 29, 2019.

DATED THIS 10th DAY OF SEPTEMBER, 2019.

Erik A. Gustafson

ERIK A. GUSTAFSON, PROFESSIONAL LAND SURVEYOR, S-2329

HORIZONTAL DATUM REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1927)
NORTH REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SECTION 25-02-16, BEARING N00°53'47"W.
VERTICAL DATUM = NGVD 1929



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PROJECT:
ATS DELAVAN SITE DEVELOPMENT

LOCATION:
S.T.H.50
DELAVAN, WI
53115

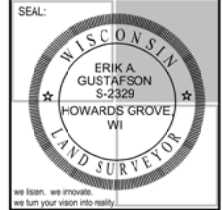
CLIENT:
ATS

RELEASE:

REVISIONS:



SCALE:
1" = 100'
0 50 100



SHEET:
PLAT OF SURVEY
SHEET 1 OF 1

PROJECT MANAGER: JS
PROJECT NUMBER: 190501
DATE: SHEETDATE

SHEET NUMBER:
1