FINAL PLAT OF CORPORATE RIDGE PHASE 2

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY, WALWORTH COUNTY, WISCONSIN. unplatifu Lande, GRAPHIC SCALE CUITA MELATIED UNIPLATIFO LANDS (IN FEET) 1 inch = 60 f WILLIAMS ROAD THE NW 1/4 OF THE SE 1/4 OF SEC 36-1-18 -WILLIAMS ROAD 501'38'40"E WILLIAMS ROAD. 501°38'40"E 69.50 1985.67 501'38'40"E WILLIAMS ROAD WILLIAMS ROAD FOUND 1/2° THE NET A DESIGN THE SWEET SEC. 1985.67' WILLIAMS ROAD S01'38'40"E G. PROPOSED IS ET PUBLIC LITIETY EASEMENT LANDS EXISTING 15 INGRESS/EGRESS 150 00 43713C IN VOL 432 FG 81 N88'36'02' 199.75' S88'36'02" NPLAITED VPLAITED -PROPOSED 15 FT PUBLIC UTLITY EASEMENT 73 OF 85,678 SQ FT FOUND 1/2*
IRON PIPE 9 TCR2 - 1 501.38.40 E 200.00' 501:38'40 74 TCR2-2 78,790 SQ. FT 76 70.00 78 77 79,289 SQ. FT /S01°38'40"E 66,825 SQ. FT 69,890 SQ. FT. 69,277 SQ. FT. 4± FT RIGHT-OF-WAY GRANT TO MS TEL CO PER DOC #56R9BE RECORDED IN VIT 617 PG 461 FOUND 3/4" TCR2 - 3 TCR2 - 5 TCR2 - 4 TCR2 - 6 LOCATION MAP MOJES 2177 JI NO070 01 W I ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED TO A DEVELOPMENT RESTRIC DIASS, ADVERTISING SIGNS DUNKS, ADVERTISING SIGNS DUNKS, ADVERTISING SIGNS DUNKS, APPERATENS WHICH WOULD DETR 2 A MINIMUM LOT FRONTAGE OF 200 FT MUST BE OBSERVED LOTA OTS MUST BE PURCHASED IN OBSERVANCE OF THE 200 FT FRONTAGE MINIMUM 100 NO7.55.42 W 605.31 is ctructures are allowed between the right-of-way line and the highway insements and structures include but not limited to, signs, parking areas not systems, drainage facilities, buildings and retaining walfs. It is not systems draining facilities, buildings and retaining walfs. It is not structured to this certification is far the benefit of the public os provided in fertion database, and shall be enforceable by the Wisconsin Department of transportation for more specifically in the wisconsin Department of Transportation for more time number may be obtained by contacting the County Lighway. 3 ZONING CLASSIFICATION - M-1 INDUSTRIAL 4 BEARINGS ARE RETERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH - NOO'20'01"W ZONE (NAD83) HO ACCESS ONTO US-12 5 SEE SHEET 1 OF 3 FOR TYPICAL LOT DETAIL OF PUBLIC UTILITY EASEMENTS U.S. _ HIGHWAY _ 12 and district may experience noise levels exceeding the levels.

These levels are based upon federal standards. Owners of automators cultured to protect these lats. Owners of these lots ore DEDICATED FOR HIGHWAY PURPOSE! B) DOC #543279 IN VOI 583 FG 491 LEGEND LINIESS OTHERWISE ALREADY EXISTING AS NOTED ON THIS PLAT, THE FOLLOWING MONUMENTATION IS TO BE SET O 1 1/4" X 30" IRON REBAR SET (4 30 LBS/LIN 11) ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR (1 50 LBS/LIN FT) PUBLIC LITHERTY FASEMENT L = ARC DISTANCE R = CURVE RADIUS

SURVEYOR'S CERTIFICATE

I, Mike R. Fischer, Wisconsin Registered Land Surveyor, hereby certify: That I have surveyed, divided and mapped Corporate Ridge Phase 2, a part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 36, Township 1 North, Range 18 East, Village of Genoa City, Walworth County, Wisconsin.

That I have made such survey, land-division and plat by the direction of Prime Genoa Properties, L.L.C., owner of said land, containing 25.62 acres and described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 36; thence South 01 degrees 38 minutes 40 seconds East (bearings referenced to Wisconsin State Plane Coordinate System-South Zone, NAD 83) along the east line of the Northwest Quarter of said Section 36, a distance of 1327.64 to the northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 36 and the point of beginning; thence continuing South 01 degrees 38 minutes 40 seconds East along the east line of the Northwest Quarter and Southwest Quarter of said Section 38, a distance of 1985.67 feet; thence South 88 degrees 36 minutes 02 seconds West, a distance of 199.75 feet; thence South 01 degrees 38 minutes 40 seconds East, a distance of 200.00 feet; thence North 88 degrees 36 minutes 02 seconds East, a distance of 199.75 feet to a point on the east line of the Southwest Quarter of said Section 36; thence South 01 degrees 38 minutes 40 seconds East along the east line of the Southwest Quarter of said Section 36, a distance of 69.50 feet; thence South 88 degrees 36 minutes 02 seconds West, a distance of 300.00 feet; thence South 01 degrees 38 minutes 40 seconds East, a distance of 70.00 feet; thence North 88 degrees 36 minutes 02 seconds East, a distance of 300.00 feet to a point on the east line of the Southwest Quarter of said Section 36; thence South 01 degrees 38 minutes 40 seconds East along the east line of the Southwest Quarter of said Section 36, a distance of 328.23 feet to the southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 36; thence South 88 degrees 36 minutes O2 seconds West along the south line of Northeast

Quarter of the Southwest Quarter of said Section 36, a distance of 265.88 feet to a point on the east line of the U.S. Highway 12, as dedicated for highway purposes on Document No. 543279 in Volume 583, Page 491; thence North 19 degrees 14 minutes 05 seconds West along the east line of the said U.S. Highway 12, a distance of 559.14 feet; thence North O7 degrees 55 minutes 42 seconds West along the east line of the U.S. Highway 12, a distance of 605.31 feet; thence North 00 degrees 20 minutes 01 seconds West along the east line of the U.S. Highway 12, a distance of 999.59 feet; thence North 10 degrees 30 minutes 18 seconds East along the east line of the U.S. Highway 12, a distance of 531.80 feet to a point on the north line of the Southeast Quarter of the Northwest Quarter of said Section 36; thence North 88 degrees 36 minutes 32 seconds East along the north line of the Southeast Quarter of the Northwest Quarter of said Section 36, a distance of 366.31 feet to the northeast corner of Southeast Quarter of the Northwest Quarter of said Section 36 and the point of beginning.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Genoa City, Wisconsin, in surveying, dividing, and mapping the

Dated this 15 day of FEBRUARY, 2001

Mike R. Fischer Wisconsin Registered Land Surveyor No. S-2518



MAPPING DATE: 09/08/01