

ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 28 IN THE TOWN OF DARIEN, IN WALWORTH COUNTY, WISCONSIN, TO WIT: BEGINNING IN THE CENTER OF THE CHICAGO AND MADISON ROAD IN SAID TOWN OF DARIEN AT A POINT WHERE THE CENTERLINE OF SAID ROAD INTERSECTS THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE EASTERLY ALONG THE ROAD 4 CHAINS AND 32 LINKS; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE AFORESAID DESCRIBED LINE 3 CHAINS AND 94 LINKS PASSING THROUGH THE CENTER OF A GATE POST ON THE SOUTH SIDE OF THE ROAD TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH ALONG SAID LINE 5 CHAINS AND 86 LINKS TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT 4 CHAINS AND 5 LINKS FROM THE INTERSECTION OF THE CHICAGO AND MADISON ROAD IN THE TOWN OF DARIEN WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE ALONG THE CENTER OF SAID ROAD IN A SOUTHEASTERLY DIRECTION 4 CHAINS AND 5 LINKS; THENCE S42°30'W 4 CHAINS AND 31 LINKS TO THE LINE ABOVE DESCRIBED; THENCE SOUTH ALONG THE SAID LINE 9 CHAINS AND 81 LINKS; THENCE N41°30'E 11 CHAINS AND 63 LINKS TO THE CENTER OF SAID ROAD; THENCE ALONG THE CENTER OF THE SAID ROAD IN A NORTHWESTERLY DIRECTION 6 CHAINS AND 34 LINKS TO THE POINT OF BEGINNING.

ALSO ALL THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28, LYING SOUTH OF THE CHICAGO AND MADISON ROAD (EXCEPTING A CERTAIN PIECE OF LAND HERETOFORE CONVEYED TO MARTIN LUTHER), MEANING AND INTENDING TO CONVEY, AND HEREBY CONVEYING ALL LAND OWNED AND OCCUPIED BY THE LATE AHIJAH ONES AT HIS DEATH.

EXCEPTING LAND CONVEYED TO WALWORTH COUNTY IN DEED RECORDED SEPTEMBER 10, 1971 IN VOLUME 55 OF RECORDS ON PAGE 176 AS DOCUMENT NO. 640592.

ALSO EXCEPTING LANDS DESCRIBED IN AWARD OF DAMAGES RECORDED JULY 17, 1974 IN VOLUME 118 OF RECORDS ON PAGE 97 AS DOCUMENT NO. 680716.

ALSO EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP NO. 1536, RECORDED IN VOLUME 7 OF CERTIFIED SURVEYS ON PAGE 157 AS DOCUMENT NO. 136462.

ALSO EXCEPTING LOT 1 OF CERTIFIED SURVEY MAP NO. 1495 RECORDED IN VOLUME 7 OF CERTIFIED SURVEYS ON PAGE 81 AS DOCUMENT NO. 128948.

ALSO EXCEPTING LOT 1 OF CERTIFIED SURVEY MAP NO. 3278 RECORDED IN VOLUME 18 OF CERTIFIED SURVEYS ON PAGE 201 AS DOCUMENT NO. 458338.

* NOTE: SURVEYOR BELIEVES THE WORD "THENCE" SHOULD BE OMITTED FROM LEGAL DESCRIPTION TO ELIMINATE A GAP THAT WOULD OTHERWISE EXIST BETWEEN PARCELS.

** NOTE: SURVEYOR HAS NO KNOWLEDGE OF AND WAS NOT FURNISHED ANY INFORMATION REGARDING THE EXCEPTION OF LAND OWNED BY MARTIN LUTHER.

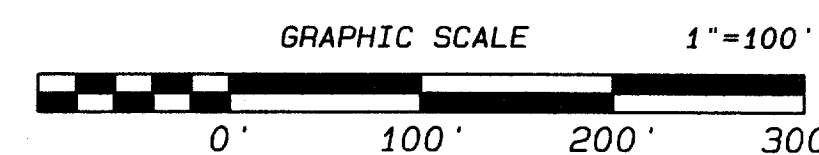
*** NOTE: SURVEYOR HAS NO KNOWLEDGE OF AND WAS NOT FURNISHED ANY INFORMATION REGARDING LANDS OWNED AND OCCUPIED BY AHIJAH JONES AT HIS DEATH.

TO:
KENNETH ALDRIDGE;
LIBERTYVILLE BANK & TRUST;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 3, 4, 7A, 8, 9, 10 AND 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONABLE TOLERANCE.

DATE: July 25, 2005

Ronald J. Combs
RONALD J. COMBS, RLS NO. 13305
REGISTERED LAND SURVEYOR
WISCONSIN
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN. FT.
- FOUND IRON PIN
- FOUND IRON PIPE
- FOUND BRASS DISK IN CONCRETE
- UTILITY BOX
- UTILITY POLE
- CHP CORRUGATED METAL PIPE
- GC GUY CABLE ANCHOR
- OVERHEAD UTILITY LINES
- X- OVERHEAD UTILITY LINES

SCHEDULE B - PART II EXCEPTION NOTES:

12) DOCUMENT NO. 320902 - BLANKET-TYPE EASEMENT. NO WIDTH GIVEN.

13) DOCUMENT NO. 330998 - SURVEYOR HAS POOR QUALITY COPY (PARTIALLY ILLEGIBLE). SURVEYOR BELIEVES THAT IT IS A BLANKET-TYPE EASEMENT - NO WIDTH GIVEN.

14) DOCUMENT NO. 623346 - IN SURVEYOR'S OPINION, RIGHT OF WAY IS LOCATED NORTH OF SUBJECT PROPERTY. SEE MAP.

15) DOCUMENT NO. 680716 RESTRICTS ALL ACCESS TO INTERSTATE 43 AND RESTRICTS ACCESS TO U.S. HWY. "14" TO A 66 FOOT WIDE STRIP IN FRONT OF CSM NO. 3278. A NOTE ON SAID CSM STATES "UPON PLATTING AND CONSTRUCTION OF A ROADWAY ALONG THE SOUTH LINE OF LOT 1, A NEW ACCESS ONTO THE NEW ROADWAY WILL BE CONSTRUCTED. THE EXISTING GRAVEL DRIVE WILL BE ABANDONED, AND THERE WILL THEN BE NO DIRECT ACCESS ONTO U.S. HIGHWAY "14" ALLOWED." SEE MAP.

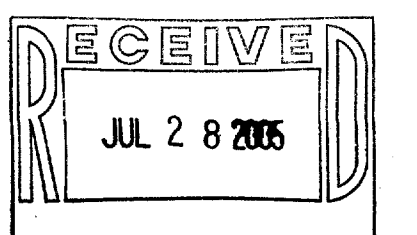
16) DOCUMENT NO. 575387 - 10 FOOT RIGHT-OF-WAY TO GENERAL TELEPHONE CO. CENTERED ON BURIED CABLE. SEE MAP.

17) DOCUMENT NO. 362873 EASEMENT IS SHOWN AS IT APPEARS AND AS IT IS DESCRIBED ON. HANDWRITTEN EXHIBIT A. SEE MAP.

NOTE: TITLE COMMITMENT NO. 415688 HAVING AN EFFECTIVE DATE OF MAY 15, 2005 WAS PROVIDED TO SURVEYOR. SURVEYS BY RANIAL MATHWICK DATED JANUARY 16, 1998 AND BY GEORGE DUNHAM DATED JULY 5, 1983 WERE USED IN RETRACING THE BOUNDARIES FOR THE SUBJECT PROPERTY. SURVEYOR RECOMMENDS THAT A NEW LEGAL DESCRIPTION BE USED TO TRANSFER THE SUBJECT PROPERTY.

NOTE: BEARINGS ARE BASED ON AN ASSUMED DATUM.

NOTE: SUBJECT PROPERTY IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ON FLOOD INSURANCE RATE MAP 550462 0065 B, HAVING AN EFFECTIVE DATE OF AUGUST 15, 1983.



Combs & Associates Inc. 109 N. Milwaukee St. Janesville, WI 53548	• LAND SURVEYING	DATE	7/18/05
	• LAND PLANNING	BY	S11
	• CIVIL ENGINEERING	PROJECT NO.	105-330
		CLIENT	MICHELSON

001-506