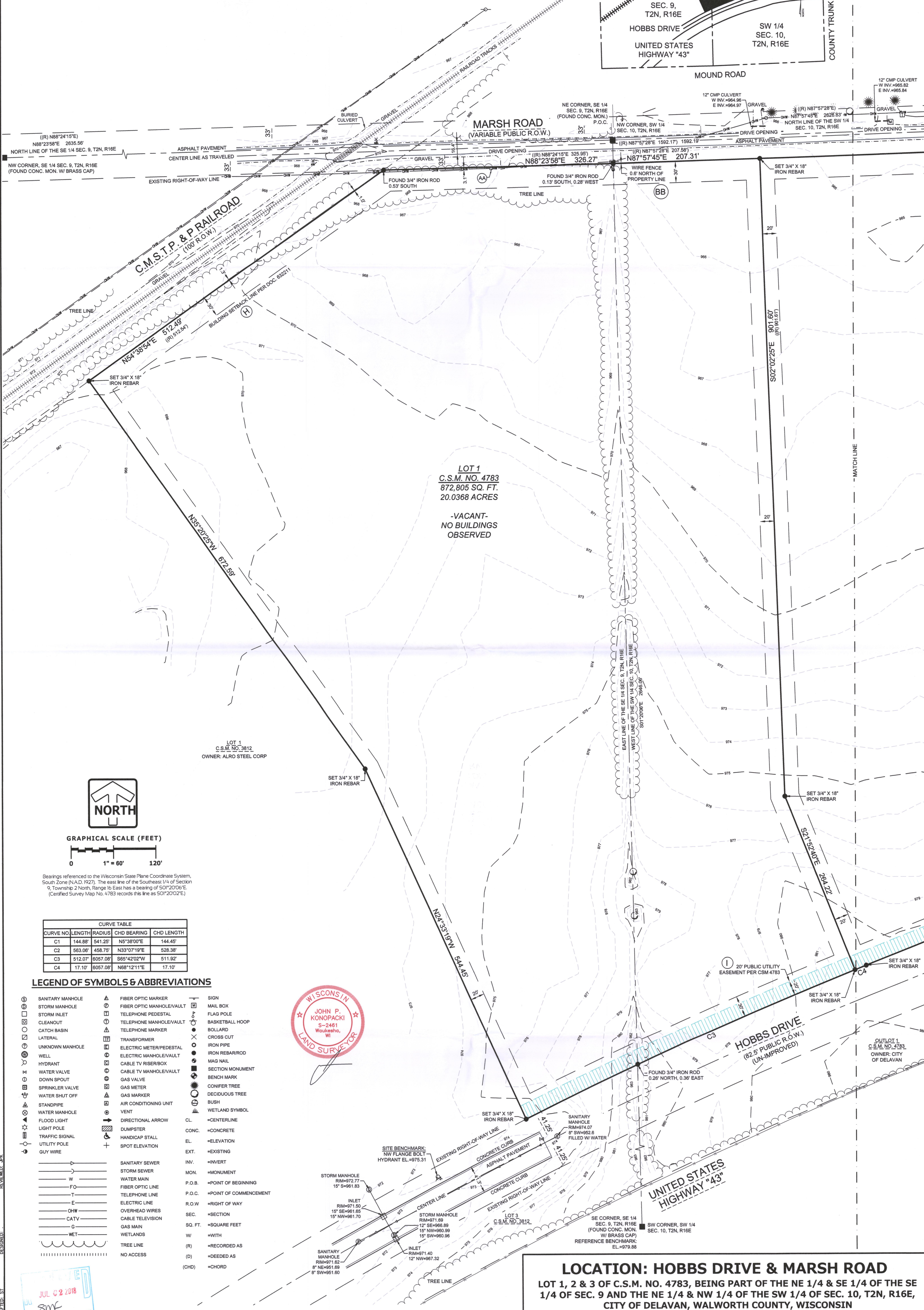
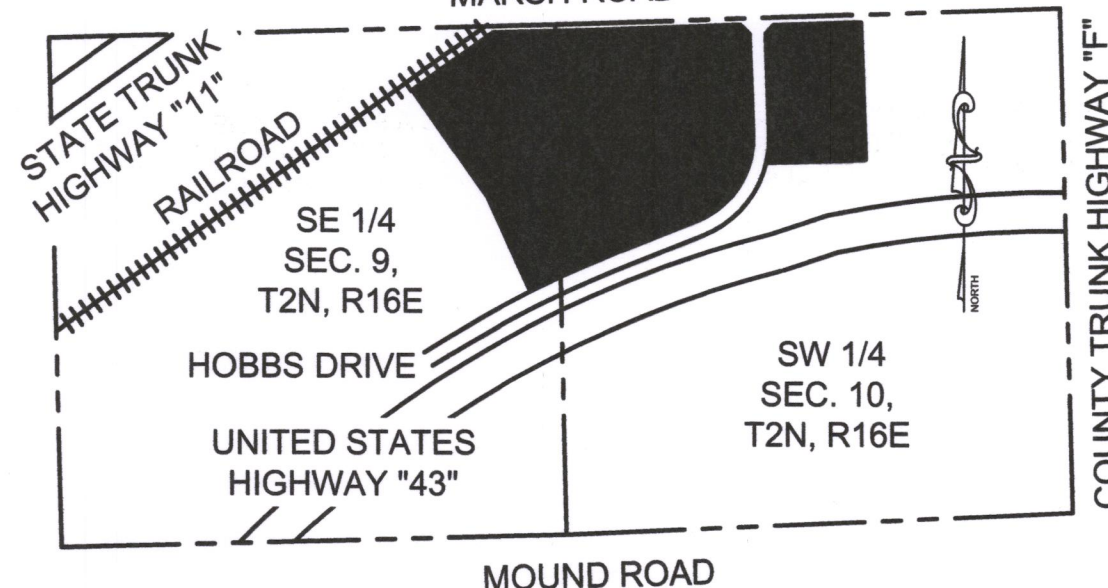


AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY REPORT NUMBER F-355212 DATED OF JUNE 12, 2018.

LOTS 1, 2 AND 3 CERTIFIED SURVEY MAP NO. 4783, RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS OF WALWORTH COUNTY, WISCONSIN, PAGE 11, AS DOCUMENT NUMBER 968337, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWN 2 NORTH, RANGE 16 EAST OF THE 4TH PRINCIPAL MERIDIAN, IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.



CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	144.88'	541.25'	N5°38'00"E	144.45'
C2	563.06'	458.75'	N33°07'19"E	528.38'
C3	512.07'	6057.08'	S65°42'02"W	511.92'
C4	17.10'	6057.08'	N68°12'11"E	17.10'

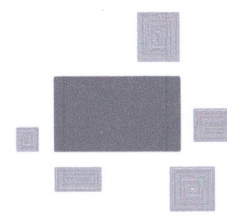
LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | | |
|--|------------------|--|---------------------------|---------|------------------------|
| | SANITARY MANHOLE | | FIBER OPTIC MARKER | | SIGN |
| | STORM MANHOLE | | FIBER OPTIC MANHOLE/VAULT | | MAIL BOX |
| | STORM INLET | | TELEPHONE PEDESTAL | | FLAG POLE |
| | CLEANOUT | | TELEPHONE MANHOLE/VAULT | | BASKETBALL HOOP |
| | CATCH BASIN | | TELEPHONE MARKER | | BOLLARD |
| | LATERAL | | TRANSFORMER | | CROSS CUT |
| | UNKNOWN MANHOLE | | ELECTRIC METER/PEDESTAL | | IRON PIPE |
| | WELL | | ELECTRIC MANHOLE/VAULT | | IRON REBAR/ROD |
| | HYDRANT | | CABLE TV RISER/BOX | | MAG NAIL |
| | WATER VALVE | | CABLE TV MANHOLE/VAULT | | SECTION MONUMENT |
| | DOWN SPOUT | | GAS VALVE | | BRANCH MARK |
| | SPRINKLER VALVE | | GAS METER | | CONIFER TREE |
| | WATER SHUT OFF | | GAS MARKER | | DECIDUOUS TREE |
| | STANDPIPE | | AIR CONDITIONING UNIT | | BUSH |
| | WATER MANHOLE | | VENT | | WEED SYMBOL |
| | FLOOD LIGHT | | DIRECTIONAL ARROW | CL | =CENTERLINE |
| | LIGHT POLE | | DUMPSTER | CONC. | =CONCRETE |
| | TRAFFIC SIGNAL | | HANDICAP STALL | EL | =ELEVATION |
| | UTILITY POLE | | SPOT ELEVATION | EXT. | =EXISTING |
| | GUY WIRE | | | INV. | =INVERT |
| | | | | MON. | =MONUMENT |
| | SANITARY SEWER | | STORM SEWER | P.O.B. | =POINT OF BEGINNING |
| | WATER MAIN | | FIBER OPTIC LINE | P.O.C. | =POINT OF COMMENCEMENT |
| | TELEPHONE LINE | | ELECTRIC LINE | R.O.W | =RIGHT OF WAY |
| | OVERHEAD WIRE | | CABLE TV | SEC. | =SECTION |
| | GAS MAIN | | WEED | SQ. FT. | =SQUARE FEET |
| | TREE LINE | | NO ACCESS | W | =WITH |
| | NO ACCESS | | | (R) | =RECORDED AS |
| | | | | (D) | =DEEDED AS |
| | | | | (CHD) | =CHORD |

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

LOCATION: HOBBS DRIVE & MARSH ROAD

LOT 1, 2 & 3 OF C.S.M. NO. 4783, BEING PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SEC. 9 AND THE NE 1/4 & NW 1/4 OF THE SW 1/4 OF SEC. 10, T2N, R16E, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN



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ALTA/NSPS LAND TITLE SURVEY

REVISIONS

PEG JOB No. 1322.00

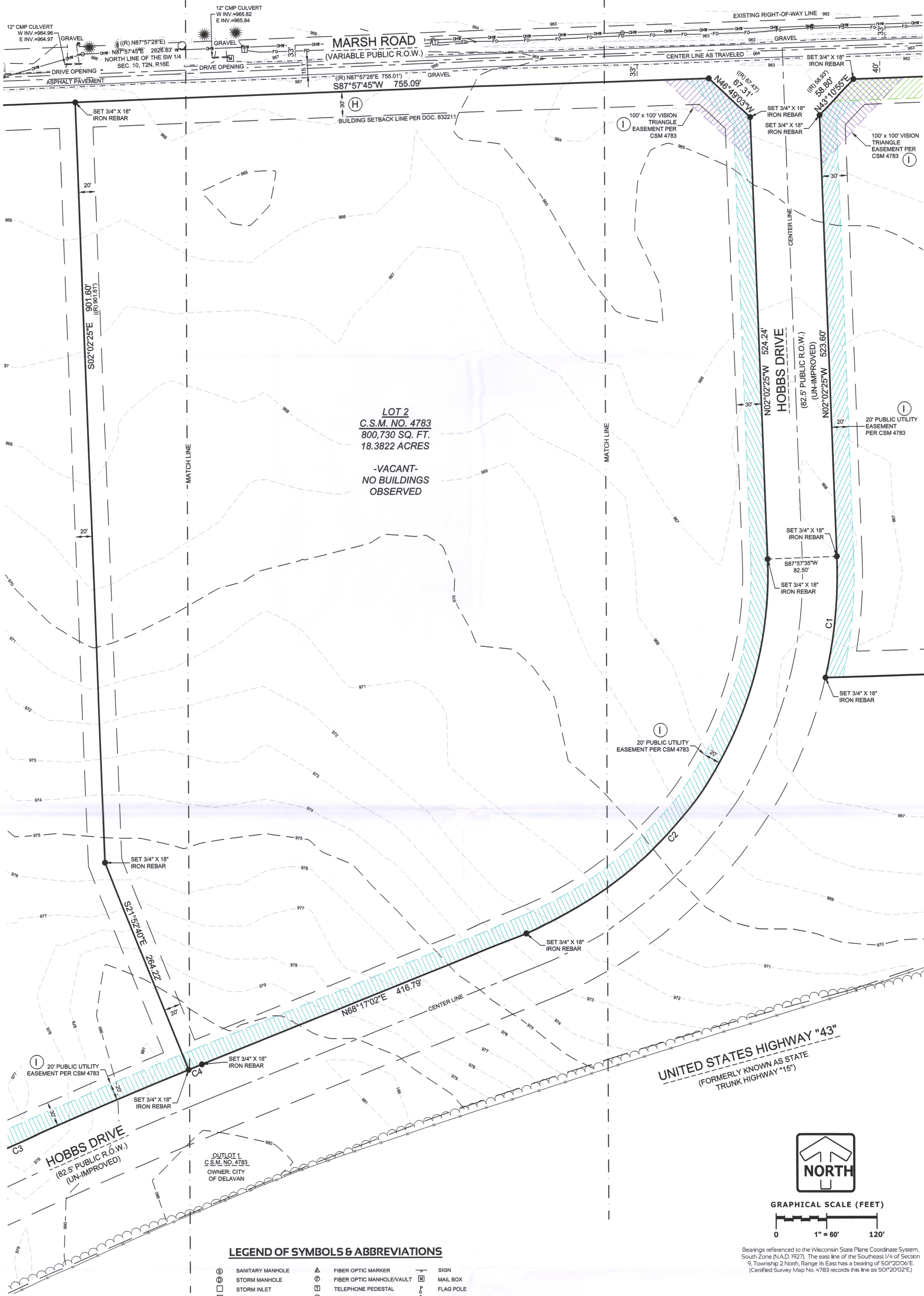
PEG PM _____
DATE 06/27/18
SCALE 1"=60"

SHEET
1
OF
3

© COPYRIGHT 2018
SURVEY

XA4783-1 XA4783-2 XA4783-3

002-2644



LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP
	CATCH BASIN		TELEPHONE MARKER		BOLLARD
	LATERAL		TRANSFORMER		CROSS CUT
	UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		IRON PIPE
	WELL		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD
	HYDRANT		CABLE TV RISER/BOX		MAG NAIL
	WATER VALVE		CABLE TV MANHOLE/VAULT		SECTION MONUMENT
	DOWN SPOUT		GAS VALVE		BENCHMARK
	SPRINKLER VALVE		GAS METER		CONIFER TREE
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE
	STANDPIPE		AIR CONDITIONING UNIT		BUSH
	WATER MANHOLE		VENT		WETLAND SYMBOL
	FLOOD LIGHT		DIRECTIONAL ARROW		=CENTERLINE
	LIGHT POLE		DUMPSTER		=CONCRETE
	TRAFFIC SIGNAL		HANDICAP STALL		=ELEVATION
	UTILITY POLE		SPOT ELEVATION		=EXISTING
	GUY WIRE		SANITARY SEWER		=INVERT
	SANITARY SEWER		STORM SEWER		=MONUMENT
	WATER MAIN		FIBER OPTIC LINE		=POINT OF BEGINNING
	TELEPHONE LINE		P.O.C.		=RIGHT OF WAY
	ELECTRIC LINE		SEC.		=SQUARE FEET
	OVERHEAD WIRES		WI.		=RECORDED AS
	CABLE TELEVISION		(D)		=DEEDED AS
	GAS MAIN				
	WETLANDS				
	TREE LINE				
	NO ACCESS				

TABLE A

- Monuments placed at all corners of the subject property boundary.
- Address (as disclosed in title commitment): VACANT
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55127C0190D dated OCTOBER 2, 2009. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Gross Land Area: 2,028,720 Square Feet (46.5729 Acres).
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southeast 1/4 Section 9, Town 2 North, Range 16 East, Elevation = 979.88.
- Letter / Zoning Report not supplied by client at time of survey.
- The subject properties are vacant - No Buildings.
- Substantial features observed in the process of conducting the survey graphically shown on survey.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20181821374, 20181821362, 20181820560 & 20181820609 with a clear date of MAY 8, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Names of adjoining owners according to current public records: Shown on Survey.
- No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- No wetlands were delineated during the process of conducting the fieldwork.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

GENERAL NOTES

- Right of Way widths and locations are based on Certified Survey Map No. 4783.
- Existing vehicular access to this subject property is via Marsh Road being a public right of way and Hobbs Road which is un-improved.

LOCATION: HOBBS DRIVE & MARSH ROAD

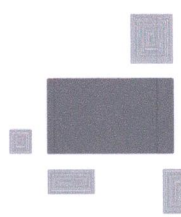
LOT 1, 2 & 3 OF C.S.M. NO. 4783, BEING PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SEC. 9 AND THE NE 1/4 & NW 1/4 OF THE SW 1/4 OF SEC. 10, T2N, R16E, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN

REVISIONS

FIG JOB No. 1322.00
FIG PM: 06/27/18
DATE: 06/27/18
SCALE: 1"=60'

SHEET
2
3

SURVEY

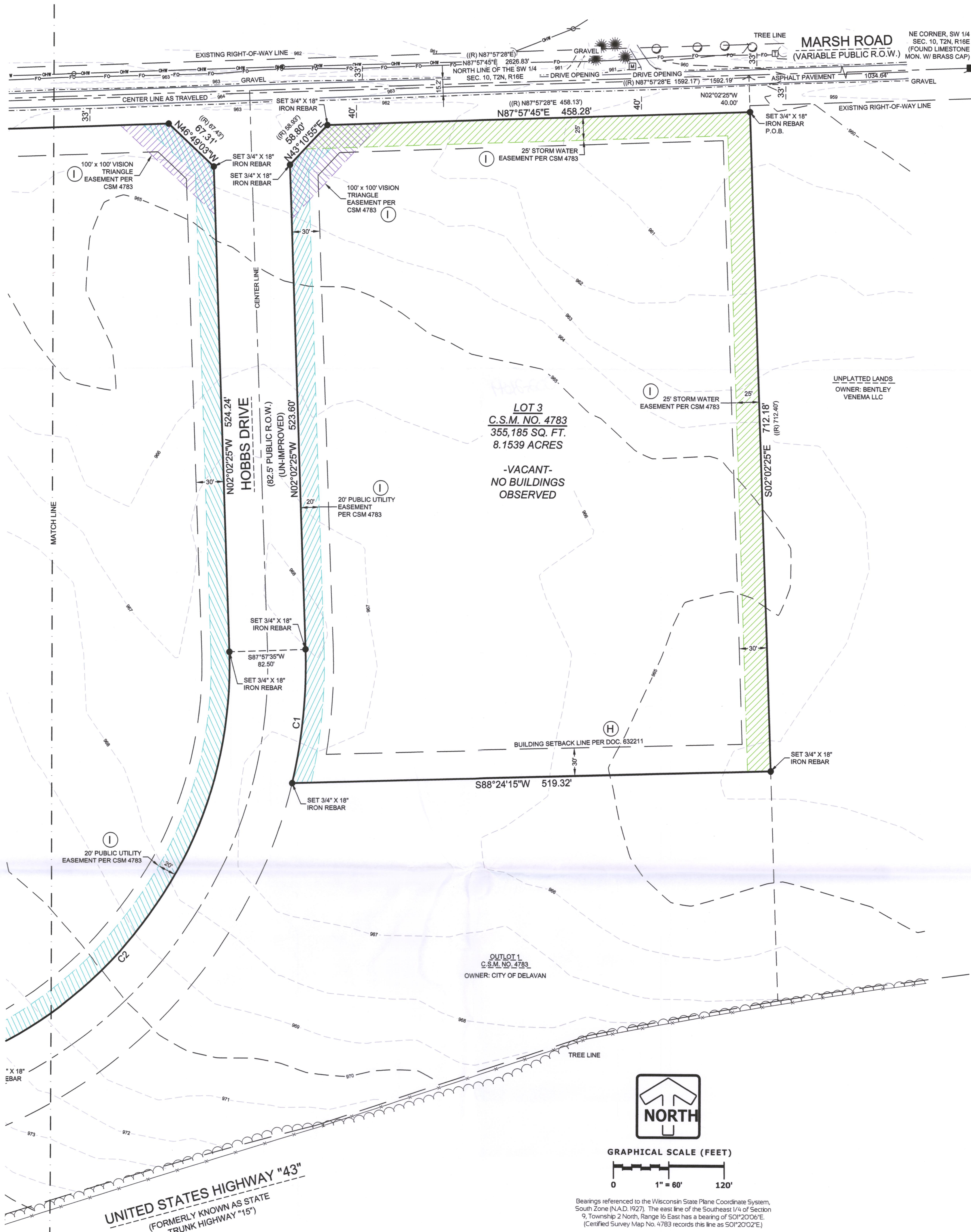


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NOTES CORRESPONDING TO TITLE REPORT

- A. Easement granted to Wisconsin Power and Light Company and conditions as set forth in instrument recorded February 8, 1930 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 213 Deeds, Page 381 as Document Number 282998. It is the surveyor's opinion the easement for poles and wires in the SW 1/4 of the SW 1/4 of Section 10 does not affect the subject property.
- B. Easement granted to Wisconsin Power and Light Company and conditions as set forth in instrument recorded February 8, 1930 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 214 Deeds, Page 49 as Document Number 282995. It is the surveyor's opinion the easement for poles and wires along the north side of the highway running east and west thru the SE 1/4 of Section 9 does not affect the subject property.
- C. Easement granted to Wisconsin Power and Light Company and conditions as set forth in instrument recorded February 8, 1930 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 214 Deeds, Page 50 as Document Number 282997. It is the surveyor's opinion the easement for poles and wires along the north side of the highway running east and west thru the E 1/2 of the SW 1/4 of Section 10 does not affect the subject property.
- D. Easement granted to Wisconsin Power and Light Company and conditions as set forth in instrument recorded October 4, 1952 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 447, Page 525 as Document Number 446926. It is the surveyor's opinion the easement for a single pole located in Section 16 does not affect the subject property.
- E. Award of Damages recorded September 26, 1973 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 101 Records, Page 914 as Document Number 670406. It is the surveyor's opinion the document does not affect the subject property.
- F. Award of Damages recorded October 29, 1973 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 103 Records, Page 632 as Document Number 671605. It is the surveyor's opinion the document does not affect the subject property.
- G. Ordinance RC-23 recorded January 22, 1998 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 652 Records, Page 353 as Document Number 372850. Ordinance for the annexation of the subject property to the City of Delavan, affects subject property but cannot be plotted.
- H. Declaration of Protective Covenants Delavan Industrial Park recorded February 25, 2005 in the Office of the Register of Deeds for Walworth County, Wisconsin as Document Number 632211. Building setbacks including Street Yard = 30 Feet, Side Yard = 20 Feet and Rear Yard = 30 Feet, as graphically shown on survey, and other matters that affects subject property that cannot be plotted.
- I. 20 foot wide public utility easements, Vision Triangle easements, 25 foot wide Storm Water easement and Dedication of right-of-way for road purposes as shown on Certified Survey Map No. 4783 recorded as Document No. 968337. Graphically shown on survey.

CERTIFICATION

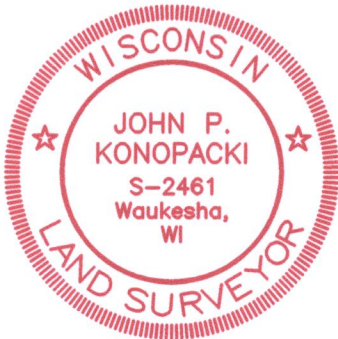
To: City of Delavan, a municipal corporation; Fidelity National Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 5, 6(a), 6(b), 7(a), 8, 11, 13, 16, 17, 18 & 20 of Table A thereof. The fieldwork was completed on MAY 8, 2018.

John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: JUNE 27, 2018

PINNACLE ENGINEERING GROUP, LLC
15850 West Bluemound Road Suite 210
Brookfield, WI 53005
Phone: 262-754-8888
Fax: 262-754-8850



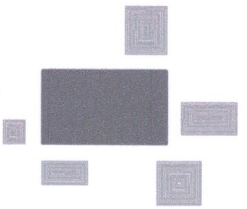
STATEMENT OF ENCROACHMENTS

- AA - Overhead wires not within easement.
- BB - Wire fence 0.6' north of property line.

LEGEND OF SYMBOLS & ABBREVIATIONS

③	SANITARY MANHOLE	△	FIBER OPTIC MARKER	—	SIGN
④	STORM MANHOLE	□	FIBER OPTIC MANHOLE/VAULT	□	MAIL BOX
⑤	STORM INLET	□	TELEPHONE PEDESTAL	□	FLAG POLE
⑥	CLEANOUT	△	TELEPHONE MANHOLE/VAULT	○	BASKETBALL HOOP
⑦	CATCH BASIN	△	TELEPHONE MARKER	○	BOLLARD
⑧	LATERAL	△	TRANSFORMER	×	CROSS CUT
⑨	UNKNOWN MANHOLE	□	ELECTRIC METER/PEDESTAL	○	IRON PIPE
⑩	WELL	□	ELECTRIC MANHOLE/VAULT	○	IRON REBAR/ROD
⑪	HYDRANT	□	CABLE TV RISER/BOX	○	MAG NAIL
⑫	WATER VALVE	□	CABLE TV MANHOLE/VAULT	○	SECTION MONUMENT
⑬	DOWN SPOUT	□	GAS VALVE	○	BENCH MARK
⑭	SPRINKLER VALVE	□	GAS METER	○	CONIFER TREE
⑮	WATER SHUT OFF	□	GAS MARKER	○	DECIDUOUS TREE
⑯	STANDPIPE	□	AIR CONDITIONING UNIT	○	BUSH
⑰	WATER MANHOLE	□	VENT	○	WETLAND SYMBOL
⑱	FLOOD LIGHT	□	DIRECTIONAL ARROW	CL.	=CENTERLINE
⑲	LIGHT POLE	□	DUMPSTER	CONC.	=CONCRETE
⑳	TRAFFIC SIGNAL	□	HANDICAP STALL	EXT.	=ELEVATION
㉑	UTILITY POLE	+	SPOT ELEVATION	EX.	=EXISTING
㉒	GUY WIRE			INV.	=INVERT
—	SANITARY SEWER			MON.	=MONUMENT
—	STORM SEWER			P.O.B.	=POINT OF BEGINNING
—	WATER MAIN			P.O.C.	=POINT OF COMMENCEMENT
—	FIBER OPTIC LINE			R.O.W.	=RIGHT OF WAY
—	TELEPHONE LINE			SEC.	=SECTION
—	ELECTRIC LINE			SQ. FT.	=SQUARE FEET
—	OVERHEAD WIRES			W/	=WITH
—	CATV			(R)	=RECORDED AS
—	GAS MAIN			(D)	=DEEDED AS
—	CABLE TELEVISION				
—	WETLANDS				
—	TREE LINE				
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LOCATION: HOBBS DRIVE & MARSH ROAD
LOT 1, 2 & 3 OF C.S.M. NO. 4783, BEING PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SEC. 9 AND THE NE 1/4 & NW 1/4 OF THE SW 1/4 OF SEC. 10, T2N, R16E, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN



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TITLE SURVEY

REVISIONS

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—	—	—
—	—	—
—	—	—

PEG JOB No. 1322.00
DATE 06/27/18
SCALE 1"=60'

SHEET
3
39

SURVEY