

Center 1/4 Corner
Section 17-2-16
N. 233.75151
E. 2,368.82756

ALTA/NSPS Land Title Survey

of

A parcel of land described in Schedule A of Title Commitment No. WA-11586, prepared by Chicago Title Insurance Company, dated March 28, 2018, as shown below:

Lot 7 of the Bentley Subdivision located in part of the NE 1/4 of the SW 1/4 and in Part of the NW 1/4 of the SE 1/4 of Section 17, T2N, R16E, City of Delavan, Walworth County, Wisconsin.

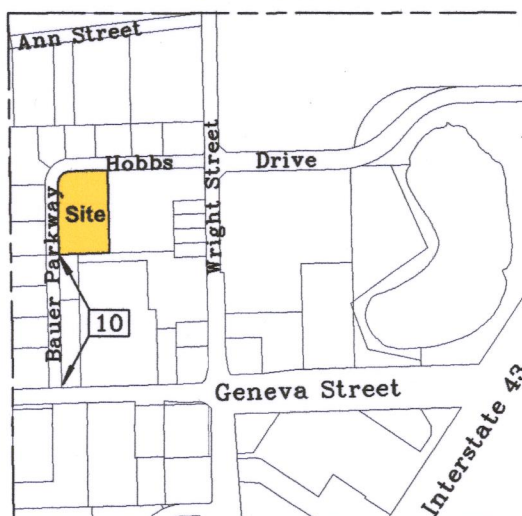
Tax Key No.: XBEN 00007 Address: 313 Bauer Parkway

Schedule B - II of Title Commitment No. WA-11586, prepared by Chicago Title Insurance Company, dated March 28, 2018, lists the following survey related easements and restrictions.

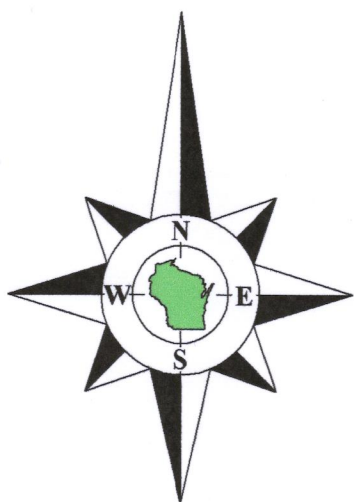
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Henry J. Erfurth and Evelyn Erfurth, recorded on August 5, 1977, as Document No. 20965.
 - This easement is over a 66' wide strip of land which begins at the Southwest corner of this site and extends 700' South to Geneva Street, said strip was dedicated as a public street by Certified Survey Map No. 840, recorded September 14, 1978 in Vol. 4 of Certified Survey Maps of Walworth County on Page 22 as Document No. 38522. (Part of Bauer Parkway) - SHOWN
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to city of Delavan, recorded on January 11, 1952, as Document No. 440395.
 - CENTERLINE INFORMATION ONLY IS GIVEN - NO EASEMENT WIDTH GIVEN - CENTERLINE SHOWN
- Recitals as shown on that certain map/plat recorded on January 26, 2004, as Document No. 591480. Reference is hereby made to said document for full particulars. - SHOWN

Location Sketch

Southeast 1/4 Section 17-2-16
1" = 1000'



recorded as (N88°05'22"E 127.01')
N1°20'46"W 172.63'



Bearings referenced to the West line of the Southeast 1/4 of Section 17-2-16, recorded as N0°51'59"W in the Wisconsin State Plane Coordinate System as shown on the plat of Bentley Subdivision, the current control survey diagram shows the bearing as N0°52'00"W in the Wisconsin State Plane Coordinate System South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

recorded as (N0°51'59"W 2839.05')
West line of the Southeast 1/4 of Section 17-2-16.

Bauer Parkway
(66' Wide)

Hobbs Drive
(66' Wide)

Centerline of Storm Sewer Easement, No width given, Document No. 440395

N88°05'22"E 196.76'

Landscape Stone With Trees

15' Wide Storm Sewer & Utility Easement as shown on the plat of Bentley Subdivision recorded as Document No. 591480.

Access Restriction as shown on the plat of Bentley Subdivision recorded as Document No. 591480

Radius 900' Chord 104.49' (N43°30'42"E 94.22')
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Existing Building
Comfort Suites Hotel
No. 313 Bauer Parkway

Building height at highest point of "cupola" is 60.6'
Exterior Footprint of Building at ground level is 63,508 sq.ft.

Lot 7
Tax Parcel
XBEN 00007
2.610 Acres
113,707 Sq.Ft.

12' 6" Wide Utility Easement as shown on the plat of Bentley Subdivision recorded as Document No. 591480.

S1°20'46"E 434.97'

Lot 1
C.S.M. 2003
Owner: Autozone Inc.

Notes:

- According to Flood Insurance Rate Map (FIRM) No. 55127C0169D for Walworth County City of Delavan, Effective date: October 2, 2009, this site falls in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
- There are 86 regular and 4 handicapped marked parking spaces on this site.
- In regards to Table A item 6(b) no zoning report or letter has been provided to the surveyor.
- In regards to Table A item 10, there are no division or party walls on this site.
- In regards to Table A item 11, visible utilities are shown. No plans were requested or provided and no diggers hotline marking was requested.
- In regards to Table A item 18, there was no visible evidence of any wetland delineation done on the site.
- In regards to Table A item 19, no plottable offsite appurtenant easements have been provided to the surveyor.

Lot 1
C.S.M. 4544
Owner: DEL-CREST LLC

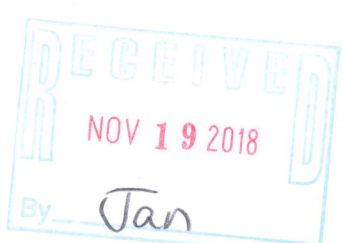
To: Punit Corporation Valentine
Chicago Title Insurance Company

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, 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on June 14, 2018;

June 18, 2018.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



Legend of Symbols & Abbreviations

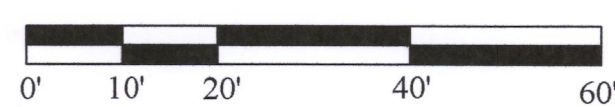
- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Light Pole
- Utility Pedestal
- Fire Hydrant
- Concrete Cover
- Septic Vent
- Catch Basin
- Asphalt Surface
- Concrete Surface
- Stone Surface
- Brick Pavers
- No Vehicular Access



45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

Scale in Feet

1" = 20'



Survey date: June 14, 2018.

Revisions:

XBEN-7 002-2658