

N.W. COR. S.E. 1/4 SEC. 17-2-16 (CONC. MON.) WEST 2702.60 1031.15 N. LINE S.E. 1/4 SEC. 17-2-16 1671.45 N.E. COR. S.E. 1/4 SEC. 17-2-16 (CONC. MON.)

ALTA / ACSM LAND TITLE SURVEY

KNOWN AS 1265 EAST GENEVA STREET, CITY OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN.

LOT 3 OF CERTIFIED SURVEY MAP NO. 642, AS RECORDED ON FEBRUARY 11, 1977 IN VOLUME 3 OF CERTIFIED SURVEYS, PAGES 122 AND 123, AS DOCUMENT NO. 13378, IN THE SOUTHEAST 1/4 OF SECTION 17, IN TOWNSHIP 2 NORTH, RANGE 16 EAST, IN THE CITY OF DELAVAN, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

EXCEPTING FROM SAID LOT 3 THAT PORTION THEREOF CONVEYED FOR PUBLIC STREET PURPOSES TO THE CITY OF DELAVAN, AS DESCRIBED IN DEED RECORDED OCTOBER 5, 1978 IN VOLUME 220 OF RECORDS, PAGE 833, AS DOCUMENT NO. 39365, AND AS DESCRIBED IN DEED RECORDED FEBRUARY 14, 1996 IN VOLUME 639 OF RECORDS, PAGE 2063, AS DOCUMENT NO. 323042.

DECEMBER 24, 1996 TERRATRON INC. SURVEY NO. 157526-LMS

NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 16 EAST, WHICH IS ASSUMED TO BEAR SOUTH 01°00' EAST
- THIS SURVEY WAS PREPARED BASED ON LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. LVAL 934712, EFFECTIVE DATE OF NOVEMBER 26, 1996, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - EASEMENT GRANTED TO WISCONSIN POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED NOVEMBER 9, 1962 IN VOLUME 585 OF DEEDS, PAGE 49, AS DOCUMENT NO. 544214. SHOWN.
 - EASEMENT GRANTED TO WISCONSIN POWER AND LIGHT COMPANY AND WISCONSIN TELEPHONE COMPANY BY INSTRUMENT RECORDED APRIL 6, 1977 IN VOLUME 181 OF RECORDS, PAGE 569, AS DOCUMENT NO. 15099. DOES NOT AFFECT PROPERTY.
 - EASEMENTS, RESTRICTIONS AND OTHER PROVISIONS OF AGREEMENT RECORDED MAY 4, 1977 IN VOLUME 185 OF RECORDS, PAGE 444, AS DOCUMENT NO. 16283. CANNOT BE PLOTTED - GENERAL IN NATURE.
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF DELAVAN, COMMUNITY PANEL NO. 550465 0002 B, MAP INDEX EFFECTIVE SEPTEMBER 1, 1983, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING
- THERE ARE 43 REGULAR PARKING SPACES AND 2 HANDICAPPED SPACES MARKED ON THIS SITE
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED BUSINESS LOCAL

FRONT SETBACK - 25'
SIDEYARD SETBACK - 10'
REARYARD SETBACK - 25'
MAXIMUM HEIGHT - 50'

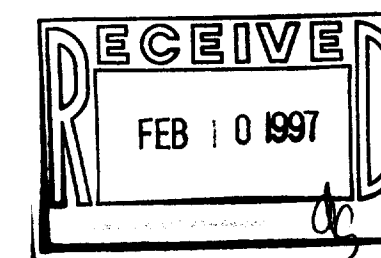
TO: HARDEE'S FOOD SYSTEMS, INC., AND LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1982 AND INCLUDES ITEMS 1, 3, 4, 6, 7A, 8, 9, 10, 11A AND 13 OF TABLE "A" THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM IN 1982 AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREOF, WITHIN ONE YEAR FROM DATE HEREOF.

DECEMBER 24, 1996

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1316
DONALD C. CHAPUT
S-1316
BROOKFIELD, WI
LAND SURVEYOR



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Toll Free 800-642-7831
4125 N. 124th Street
Brookfield, Wisconsin
53005-1637

CURVE DATA:				
#	DELTA	CHORD BEARING	RADIUS	ARC CHORD
C1	51°27'22"	S38°45'41"W	50.00	44.91 43.41

LEGEND

- SANITARY MH
- STORM MH
- INLET
- WATER MH
- HYDRANT
- WATER VALVE
- GAS VALVE
- TELEPHONE MH
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- ELECTRIC MH
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- LIGHT POLE
- UTILITY POLE
- GUY
- STOP LIGHT
- CONTROL BOX
- RR CROSSING SIGN
- BOLLARD
- WELL
- FIELD ENTRANCE
- EDGE OF WATER
- EDGE OF MARSH
- FLAGPOLE
- SIGN
- MAILBOX
- MONITORING WELL
- WATER-MARKED WATERMAIN
- GAS-MARKED GAS MAIN
- ELEC-MARKED ELECTRIC
- TELE-MARKED TELEPHONE
- DHW-OVERHEAD WIRES
- BES-MARKED COMM. LINE
- CATV-MARKED CABLE TV LINE

10" W.P.C.G. EASEMENT
RECORDED AS DOCUMENT
NO. 544214

AREA:
0.715 AC.

QUIT CLAIM DEED
LANDS CONVEYED TO CITY
OF DELAVAN FOR INTERSECTION
IMPROVEMENT RECORDED AS
DOCUMENT NO. 39365.

QUIT CLAIM DEED
LANDS CONVEYED TO CITY OF DELAVAN
FOR PUBLIC STREET PURPOSES RECORDED
AS DOCUMENT NO. 323042.

082-1581
XA-642-3