

# Property Exhibit

of  
Proposed Easements,

on  
Tax Parcels XA470600001, XA470600002,  
XA321700002 & XCDB3 00002A,

located in the Northwest 1/4 of Section 16, Town 2 North, Range  
16 East, City of Delavan, Walworth County, Wisconsin

Surveyed for: **Thorpe & Christian, S.C.**  
1624 Hobbs Drive, Suite 1  
Delavan, Wisconsin 53115

## Legal Description of the combined area of the Railroad Spur Track Easement, Doc. No. 939477 and the Storm Water Management Easement, Doc. No. 939474 on Tax Parcel XA470600001

An easement area for storm water management and for a railroad spur across part of Lot 1 of Certified Survey Map No. 4706, located in the Northwest 1/4 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 16, thence South 1°19'19" East 49.92 feet to an iron rod on the South line of Mound Road, thence South 88°28'45" West, along the South line of Mound Road, 717.04 feet to the Point of Beginning, thence South 1°40'00" East 228.57 feet, thence Southwesterly along an arc of a curve to the right (radius=12.50, chord=South 21°57'30" West 410.77 feet, 422.64 feet, thence South 45°35'00" West 198.26 feet, thence South 54°17'17" East 91.17 feet, thence South 35°30'54" West, along a Southeasterly line of said Lot 1 of Certified Survey Map No. 4706, 140.00 feet, thence North 54°17'17" West, along the Southwesterly line of said Lot 1 of Certified Survey Map No. 4706, 270.49 feet, thence Northeasterly along a Northwesterly line of said Lot 1 of Certified Survey Map No. 4706 and the arc of a curve to the left (radius=462.50, chord=North 67°20'58" East 343.01 feet) 351.40 feet, thence North 45°35'00" East, along said Northwesterly line of Lot 1, 48.30 feet, thence Northeasterly along said Northwesterly line of Lot 1 and the arc of a curve to the left (radius=487.50, chord=North 21°57'30" East 390.73 feet) 402.02 feet, thence North 1°40'00" West, along the West line of said Lot 1 of Certified Survey Map No. 4706, 228.63 feet, thence North 88°28'45" East, along the South line of Mound Road, 25.00 feet to the Point of Beginning.

## Legal Description of a Railroad Spur Track Easement on Tax Parcel XA470600002

An easement for a railroad spur across part of Lot 2 of Certified Survey Map No. 4706, located in the Northwest 1/4 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 16, thence South 1°19'19" East 49.92 feet to an iron rod on the South line of Mound Road, thence South 88°28'45" West, along the South line of Mound Road, 742.04 feet to the Point of Beginning, thence Southwesterly along the East line of said Lot 2 and the arc of a curve to the right (radius=487.50, chord=South 21°57'30" West 390.73 feet) 402.02 feet, thence South 45°35'00" West, along the Southwesterly line of said Lot 2, 48.30 feet, thence Southwesterly along the Southeasterly line of said Lot 2 and the arc of a curve to the right (radius=462.50, chord=South 67°20'58" East 343.01 feet) 351.40 feet, thence North 45°35'00" East, along said Northwesterly line of Lot 1, 48.30 feet, thence Northeasterly along said Northwesterly line of Lot 1 and the arc of a curve to the left (radius=487.50, chord=North 21°57'30" East 390.73 feet) 402.02 feet, thence North 1°40'00" West, along the West line of said Lot 1 of Certified Survey Map No. 4706, 228.63 feet, thence North 88°28'45" East, along the South line of Mound Road, 25.00 feet to the Point of Beginning.

Bearings referenced to the North line of the Northwest 1/4 Section 16-2-16, recorded as N88°29'38"E in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

### Curve Data

C1 Arc=333°, Radius=480.84', Chord=889°49'21"W 9.30'  
C2 Arc=240°, Radius=465.84', Chord=N89°49'38"E 2.80'  
C3 Arc=1024°, Radius=482.50', Chord=S46°13'05"W 10.84'  
C4 Arc=66.61°, Radius=782.55', Chord=N39°20'07"E 66.69'

### Part of Tax Parcel XCDB3 00002C

0.453 Acres  
19,722 Sq. Ft.  
recorded as N88°48'50"E 276.40'  
N88°49'08"E 276.11'  
N88°49'28"E 249.73'  
East 245.00'  
West 245.00'

### Tax Parcel XCDB3 00002A

6.056 Acres  
263,782 Sq. Ft.

### Building Nos. 307 & 309

### Tax Parcel XCDB3 00002D1

recorded as S11°12'00"W 200.00'

## Legal Description of a Railroad Spur Track Easement on Tax Parcel XCDB3 00002A

A 25 foot wide easement for a railroad spur across part of Block B of the Delavan Business Park, located in the Northwest 1/4 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 16, thence South 1°19'19" East 49.92 feet to an iron rod on the South line of Mound Road, thence South 88°28'45" West, along the South line of Mound Road, 729.54 feet to a point on the centerline of an existing rail line, thence South 1°40'00" East, along said centerline, 54.00 feet; thence South 5°19'00" West, along the centerline of proposed rail line, 127.00 feet, thence South 1°40'00" East, along said proposed centerline, 21.00 feet to a point of curvature, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=559.73, chord=South 17°05'00" West 359.84 feet) 366.34 feet, thence South 35°50'00" West, along said proposed centerline, 49.78 feet to a point of curvature, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=772.53, chord=South 40°42'30" West 131.30 feet) 131.46 feet, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=478.34, chord=South 67°36'29" West 358.76 feet) 367.75 feet to a point on the West line of Parcel 2 of Certified Survey Map No. 3217 and the Point of Beginning, thence South 1°12'00" West, along said West line of Parcel 2, 12.50 feet, thence Southwesterly along the arc of a curve to the right (radius=490.84, chord=South 89°48'21" West 3.33 feet) 3.33 feet, thence West 245.00 feet, thence North 25.00 feet, thence East 245.00 feet to a point of curvature, thence Northeasterly along the arc of a curve to the left (radius=465.84, chord=North 89°49'39" East 2.80 feet) 2.80 feet to a point on the West line of said Parcel 2 of Certified Survey Map No. 3217, thence South 1°12'00" East, along said West line of Parcel 2, 12.50 feet to the Point of Beginning.

## Legal Description of a Railroad Spur Track Easement on Tax Parcel XA321700002

A 25 foot wide easement for a railroad spur across part of Parcel 2 of Certified Survey Map No. 3217, located in the Northwest 1/4 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 16, thence South 1°19'19" East 49.92 feet to an iron rod on the South line of Mound Road, thence South 88°28'45" West, along the South line of Mound Road, 729.54 feet to a point on the centerline of an existing rail line, thence South 1°40'00" East, along said centerline, 54.00 feet; thence South 5°19'00" West, along the centerline of proposed rail line, 127.00 feet, thence South 1°40'00" East, along said proposed centerline, 21.00 feet to a point of curvature, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=559.73, chord=South 17°05'00" West 359.84 feet) 366.34 feet, thence South 35°50'00" West, along said proposed centerline, 49.78 feet to a point of curvature, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=772.53, chord=South 40°42'30" West 131.30 feet) 131.46 feet, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=478.34, chord=South 67°36'29" West 358.76 feet) 367.75 feet to a point on the Northwesterly line of said Parcel 2 of Certified Survey Map No. 3217 and the Point of Beginning, thence South 54°16'16" East, along said Northerly line of Parcel 2, 12.61 feet, thence Southwesterly along the arc of a curve to the left (radius=509.17, chord=South 21°08'07" West 386.99 feet) 396.97 feet, thence South 1°12'00" East 200.00 feet, thence South 88°48'00" West 25.00 feet, thence North 1°12'00" West 200.00 feet to a point of curvature, thence Northeasterly along the arc of a curve to the right (radius=534.17, chord=North 20°57'11" East 402.85 feet) 413.07 feet to a point on the Northerly line of said Parcel 2 of Certified Survey Map No. 3217, thence South 54°16'16" East, along said Northerly line of Parcel 2, 12.61 feet to the Point of Beginning.

## Legal Description of a Railroad Spur Track Easement on Tax Parcel XA321700002

A 25 foot wide easement for a railroad spur across part of Parcel 2 of Certified Survey Map No. 3217, located in the Northwest 1/4 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 16, thence South 1°19'19" East 49.92 feet to an iron rod on the South line of Mound Road, thence South 88°28'45" West, along the South line of Mound Road, 729.54 feet to a point on the centerline of an existing rail line, thence South 1°40'00" East, along said centerline, 54.00 feet; thence South 5°19'00" West, along the centerline of proposed rail line, 127.00 feet, thence South 1°40'00" East, along said proposed centerline, 21.00 feet to a point of curvature, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=559.73, chord=South 17°05'00" West 359.84 feet) 366.34 feet, thence South 35°50'00" West, along said proposed centerline, 49.78 feet to a point of curvature, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=772.53, chord=South 40°42'30" West 131.30 feet) 131.46 feet, thence Southwesterly along said proposed centerline and the arc of a curve to the right (radius=478.34, chord=South 67°36'29" West 358.76 feet) 367.75 feet to a point on the Northwesterly line of said Parcel 2 of Certified Survey Map No. 3217 and the Point of Beginning, thence South 54°16'16" East, along said Northerly line of Parcel 2, 12.61 feet, thence Southwesterly along the arc of a curve to the left (radius=509.17, chord=South 21°08'07" West 386.99 feet) 396.97 feet, thence South 1°12'00" East 200.00 feet, thence South 88°48'00" West 25.00 feet, thence North 1°12'00" West 200.00 feet to a point of curvature, thence Northeasterly along the arc of a curve to the right (radius=534.17, chord=North 20°57'11" East 402.85 feet) 413.07 feet to a point on the Northerly line of said Parcel 2 of Certified Survey Map No. 3217, thence South 54°16'16" East, along said Northerly line of Parcel 2, 12.61 feet to the Point of Beginning.

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2017.093

### Legend of Symbols & Abbreviations

Found County Section Corner  
Found Iron Pipe  
Found Iron Rod  
Set Iron Pipe, 1" dia.  
Recorded Information  
Utility Pole  
Utility Pedestal  
Septic Vent  
Concrete Surface  
Gravel Surface  
Brick Pavers

N North  
S South  
E East  
W West  
B Bearings  
D Degrees  
M Minutes  
S Seconds  
Inches  
Feet  
No Number  
NE Northeast  
NW Northwest  
SE Southeast  
SW Southwest

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Email: doug@olsonsurveying.com  
Website: www.olsonsurveying.com

Scale in Feet

1" = 60'

0' 30' 60' 120' 180'

Survey date: August 19, 2017.

Revisions: No. 1 - Legal Descriptions

### Notes:

- 1) This Property Exhibit is not an original unless signed and sealed in red ink.
- 2) This exhibit is subject to Wisconsin lien laws. This Property Exhibit is the notice of intent to file lien. Lien waiver required.
- 3) The Date shown on this Property Exhibit is the completion date of the field work.

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my knowledge and belief.

Douglas G. Olson  
Wisconsin Professional Land Surveyor - 2093



XA4706-1 XA4706-2 XA3217-2 XCDB3-2A

002-2102a