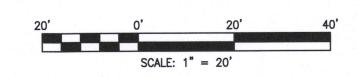


## SURVEYOR'S NOTES

- 1. The legal description and utility easements shown hereon have been provided by First American Title Insurance Compant, Commitment policy #920121501 dated December 1, 2020. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- 2. Based on Flood Insurance Rate Map, Panel No. 55127C0190D, dated October 2, 2009, the subject property lies within Zone "X", greas determined to be outside the 0.2% annual chance floodplain.
- 3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- 4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- 5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- 6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- 8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- 9. This survey may not reflect all utilities or improvements, if such items are hidden by landscapina. or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- 10. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- 17. Exceptions: 1, 2, 3, 4, 5, 8, 9, 10, 11, 13, 14, 16, 23, 29, 33, 34, & 35 are not survey related.
- 18. Exceptions: 6 & 7 are blanket in nature.
- 19. Exception 12: Terms and conditions contained in the "ECR" dated November 21, 2001 and recorded December 20, 2001 as Document No. 493771. First Amendment to Easements and Covenants and Restrictions Affecting Land (ECR") dated June 30, 203 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 1, 2003 as Document No. 563742, and Second Amendment recorded November 11, 2003 as Document No. 583408, and Third Amendment recorded January 31, 2005 as Document No. 630012. Not Plottable Blanket in nature.
- 20. Exception 15: Terms and conditions set forth in Reciprocal Easement Agreement between Household Finance Corporation III and Chili's of Wisconsin, Inc., recorded September 16, 2003 as Document No. 575831. Mot Plottable blanket in nature.
- 21. Exception 17: Grant of Easement given to the City of Delavan by instrument recorded February 18, 2005 as Document No. 631703. Shown on survey affects the South 7.5 feet of the property.
- 22. Exception 18: Grant of Easement to the Walworth County Metropolitan Sewerage District by instrument recorded February 18, 2005, as Document No. 631704. Easement is offsite does not affect.
- 23. Exception 19: Easement granted to the City of Delavan by instrument recorded June 15, 2005 as Document No. 643403. Egsement is offsite does not affect.
- 24. Exception 20: Easement from Airport 43 Limited Partnership, an Illinois limited partnership to Wisconsin Bell, Inc., dated June 17, 1992 and recorded on January 8, 1993 in Volume 606 of Records, on page 800 as Document No. 249310. Easement is offsite does not affect.
- 25. Exception 21: Sewer Main Easement dated December 13, 1985 and recorded on May 6, 1986 in Volume 367 of Records on page 269 as Document No. 128285. Said easement assigned to Walworth County Metropolitan Sewerage District by document recorded August 4, 1988 in Volume 486 of Records on page 115 as Document No. 166141. Easement is offsite does not affect.
- 26. Exception 22: Sign Easement recorded November 22, 2005, as Document No. 660609. Easement is offsite does not affect.
- 27. Exception 24: Utility Easement granted by The City of Delavan to Delavan Retail III, LLC, a Wisconsin limited liability company dated December 14, 2005 and recorded January 23, 2006 as Document No. 666165. Easement is offsite does not affect.
- 28. Exception 25: Storm Water Drainage Easement granted by The City of Delavan to Delavan Retail III, LLC, a Wisconsin limited liability company dated December 14, 2005 and recorded January 23, 2006 as Document No. 666166. Easement is offsite does not affect.
- 29. Exception 27: Covenants, conditions, restrictions, utility easements, access restrictions, highway setback restriction and all other matters as set forth on Certified Survey Map No. 4042 recorded March 28, 2007. as Document No. 704342. Shown on survey.
- 30. Exception 28: Easement granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as WE Energies, by instrument recorded September 28, 2006, as Document No. 689454. Shown on
- 31. Exception 30: Easements and Restrictions as set forth on Certified Survey Map no. 3890 recorded January 18, 2006 as Document No. 665802. Shown on survey.
- 32. Exception 31: Easements and Restrictions as set forth on Certified Survey Map No. 4042 recorded March 28, 2007 as Document No. 704342. Shown on survey.
- 33. Exception 32: Declaration of Cross Access Easement dated March 30, 2007 and recorded April 27, 2007 as Document No. 706878. Not Plottable blanket in nature.

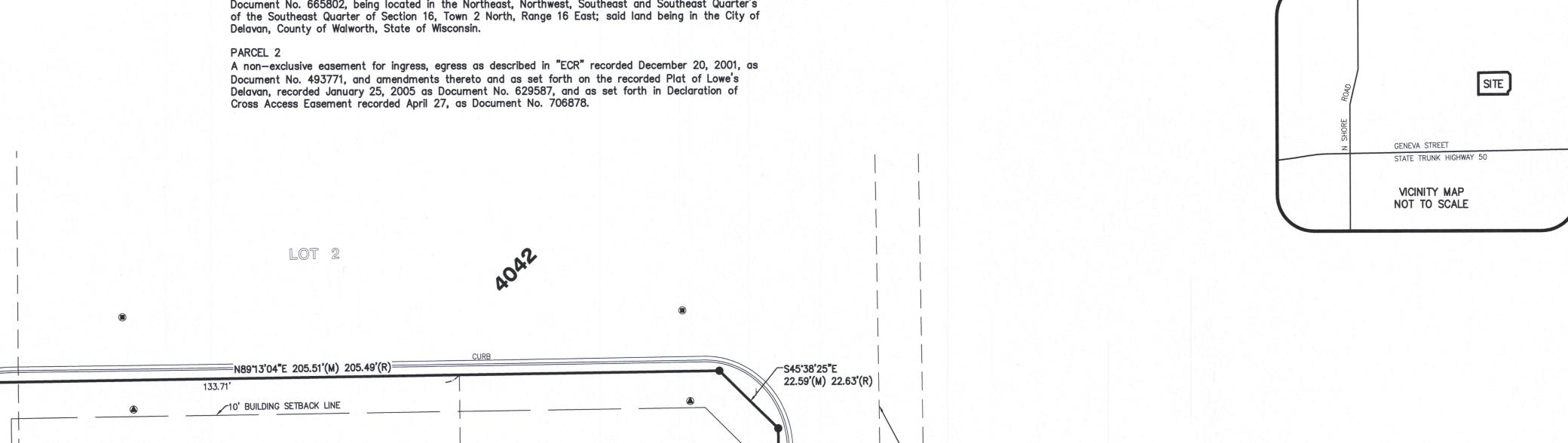
CLIENT: KEEFE REAL ESTATE DRAWN BY: PJD CHECKED BY: WJV SCALE: 1"=20' SEC. 16 T. 02 R. 19 E. BASIS OF BEARING: ASSUMED P.I.N.: XA404200003 \_\_ I.D. <u>ALT</u> JOB NO.: 201159 FIELDWORK COMP.: 12/16/20 BK. \_\_\_\_ PG. \_\_\_\_

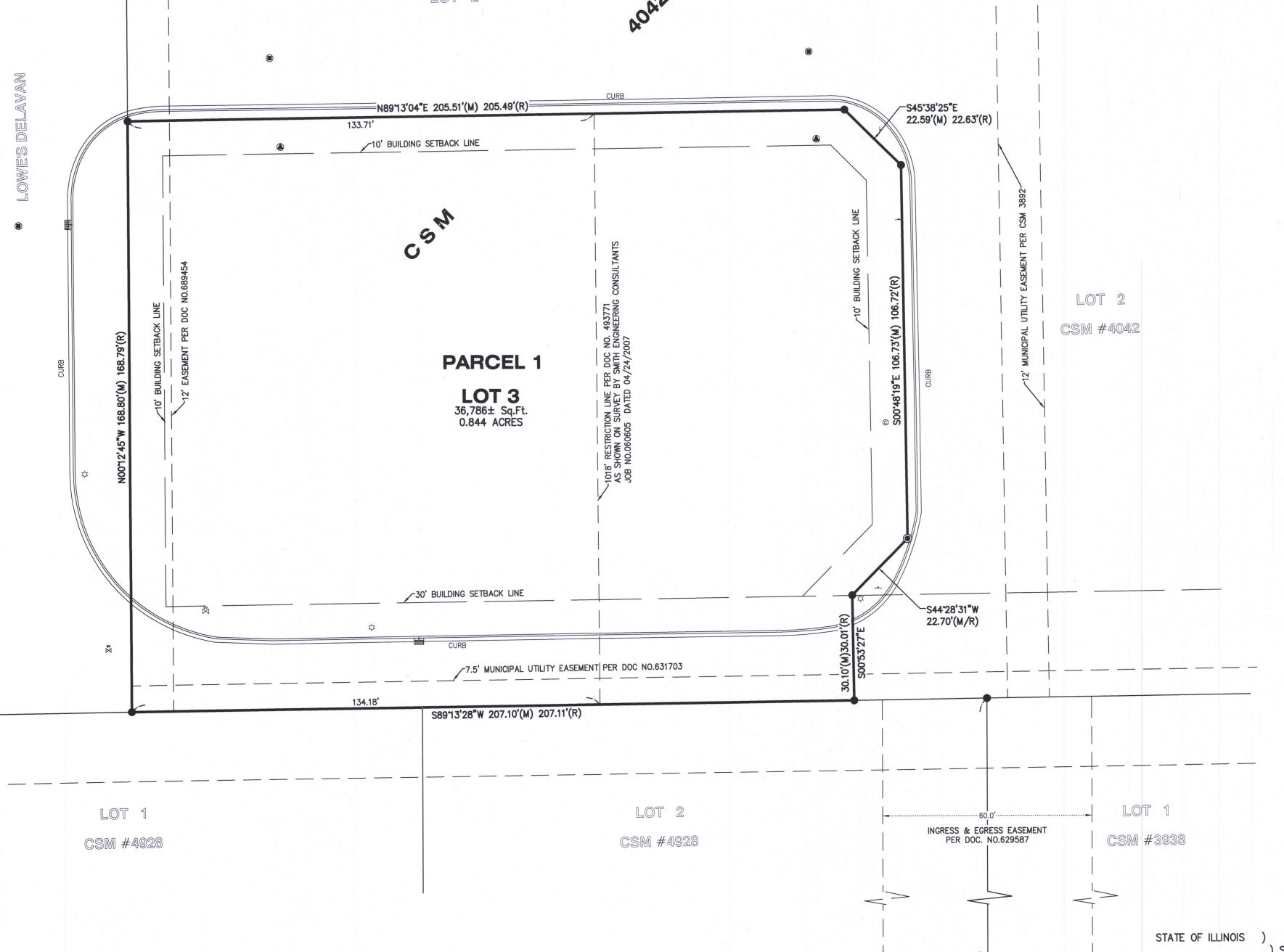
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF: \_\_\_\_\_



## ALTA/NSPS LAND TITLE SURVEY

Lot 3 of Certified Survey Map No. 4042, recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on March 28, 2007, in Volume 23 of Certified Survey Maps, Pages 322 to 327, as Document No. 665802, being located in the Northeast, Northwest, Southeast and Southeast Quarter's





**LEGEND** CATCH BASIN © CLEAN OUT CURB INLET FOUND IRON BAR SAS VALVE □ LIGHT SET IRON BAR SIGN STORM MANHOLE ₩ WATER VALVE (M) MEASURE STATE TRUNK HIGHWAY 50 (R) RECORD (GENEVA STREET)

FEB 0 2 2021

Certified to: 1) Silver Stone Ranch L.L.C.

COUNTY OF McHENRY)

2) Vincent T. Bertuca

3) First American 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, 3, 4, 7a, 8 & 20 of Table A thereof. The field work was completed on December 16th, 2020.

Dated this 22th day of December, A.D., 2020.

VANDERSTAPPEN LAND SURVEYING INC.

Design Firm No. 184-002792

WILLIAM J. VANDERSTAPPEN, S1777

WISCONSIN REGISTERED LAND SURVEYOR