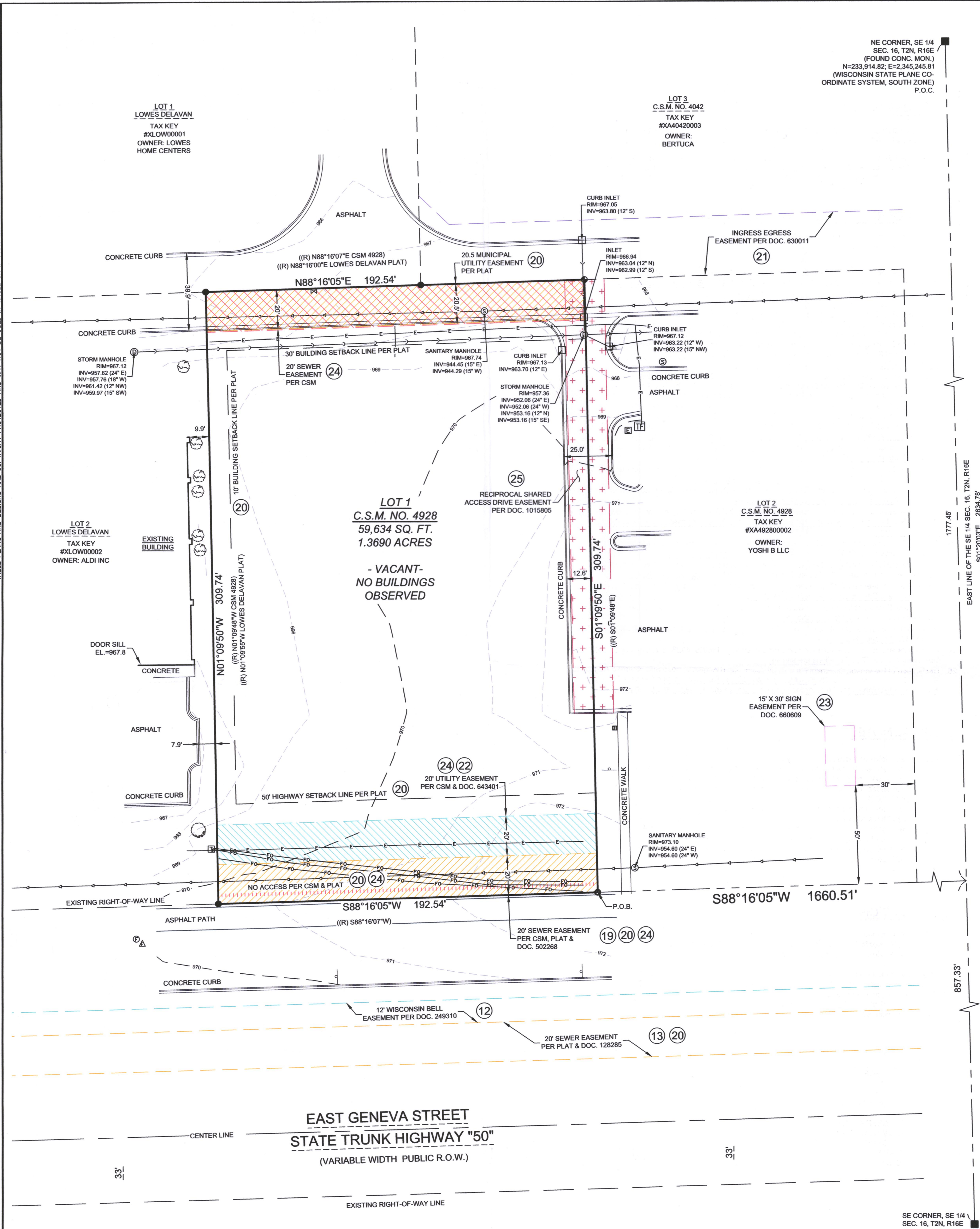


THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



#### LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY - SOUTHEASTERN TITLE COMMITMENT NUMBER 922020158 WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2022.

Lot 1 of Certified Survey Map No. 4928, recorded on July 31, 2020, as Document No. 1014782, being a redvision of Lot 3 of Lowe's Delavan being part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Town 2 North, Range 16 East. Said land being in the City of Delavan, Walworth County, Wisconsin.

#### NOTES CORRESPONDING TO SCHEDULE B - II

- 1 - 4, 9 - 10, 26 NOT SURVEY RELATED
- 5 - 8, 11 VISIBLE EVIDENCE SHOWN IF ANY
12. Grant of Easement 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 located within the road right of way of State Trunk Highway "50", location is shown.
13. 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 and amended by an Assignment of Sewerage Easement to Walworth County Metropolitan Sewerage District dated July 6, 1988 and recorded August 4, 1988 in Volume 430 of Records on page 115 as Document No. 166141 and further amended by an Amendment to Force Main Sewerage Easement RE: Farm Lands dated March 6, 1991 and recorded March 20, 1991 in Volume 514 of Records on page 191 as Document No. 208357. 20' Easement located within the road right of way State Trunk Highway "50", location is shown.
14. Easements with Covenants and Restrictions Affecting Land ("ECR") dated November 21, 2001 and recorded December 20, 2001 as Document No. 493771 and amended by First Amendment to Easements with Covenants and Restrictions affecting Land ("ECR") dated June 30, 2003 and recorded on July 1, 2003 as Document No. 563742, and further amended by a Second Amendment dated September 16, 2003 and recorded November 11, 2003 as Document No. 583408, and further amended by a Third Amendment dated January 27, 2005 and recorded January 31, 2005 as Document No. 630012. Reciprocal Easements for vehicular and pedestrian access, ingress and egress - blanket in nature.
15. Development Agreement dated October 9, 2001 and recorded on November 21, 2001 as Document No. 490207. Agreement cannot be plotted.
16. Restrictive Covenant Agreement dated September 10, 2003 and recorded on September 16, 2003 as Document No. 575830. Restrictive Agreement cannot be plotted.
17. Reciprocal Easement Agreement dated June 30, 2003 and recorded on July 1, 2003 as Document No. 563773. Easement does not affect the surveyed property.
18. Reciprocal Easement Agreement dated September 16, 2003 and on September 16, 2003 as Document No. 575831. Reciprocal Easements for access, ingress, egress and passage of vehicles and pedestrians - blanket in nature.
19. Grant of Easement to Walworth County Metropolitan Sewerage District dated February 14, 2002 and recorded February 28, 2002 as Document No. 502268. Location is shown.
20. Access restrictions, building setback lines, easements, and other matters set forth on the Plat of Lowe's Delavan recorded January 25, 2005 as Document No. 629587. Locations are shown.
21. Development Agreement dated January 27, 2005 and recorded January 31, 2005 as Document No. 630011. Ingress Egress Easement location is shown.
22. Public Utility Easement to the City of Delavan dated June 6, 2005 and recorded June 15, 2005 as Document No. 643401. Location is shown.
23. Declaration of Sign Easement dated November 9, 2005 and recorded November 22, 2005 as Document No. 660609. Location is shown.
24. Easements and other matters set forth on Certified Survey Map No. 4928 recorded July 31, 2020 as Document No. 1014782. Locations are shown.
25. Declaration of Easement, Covenants and Restrictions dated August 5, 2020 and recorded August 13, 2020 as Document No. 1015805. Exact location and size of Reciprocal Shared Access Drive Easement cannot be determined from the recorded document, approximate location shown on survey.

#### GENERAL NOTES

1. Right of Way widths and locations are based on surveys on record.
2. The property depicted on the survey has direct physical ingress and egress to East Geneva Street - State Trunk Highway "50" and Rowley Road, publicly dedicated right of ways via Reciprocal Easements for vehicular and pedestrian access, ingress and egress recorded as Document No. 493771, 563742, 583408, and 630012.
3. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20221003847 with a clear date of MARCH 7, 2022. 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.

#### CERTIFICATION

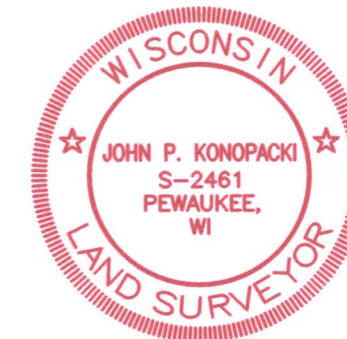
To: Chicago Title Insurance Company; Southeastern Title, LLC; MKK-Delavan Crossings, LLC; Catharine W. Keefe Trust u/a dated 6/5/95; Alexander A. Keefe Trust u/a dated 6/5/95; Thomas H. Keefe Trust u/a dated 6/5/95;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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), 7(a), 7(b)(1), 8, 9, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on MARCH 3, 2022.

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

Date of Plat or Map: APRIL 4, 2022

PINNACLE ENGINEERING GROUP, LLC.  
20725 WATERTOWN ROAD SUITE 100  
BROOKFIELD, WI 53186  
Phone: 262-754-8888  
Fax: 262-754-8850

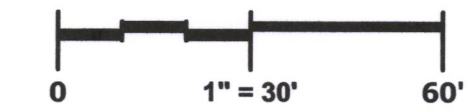


#### STATEMENT OF POTENTIAL ENCROACHMENTS

None Observed



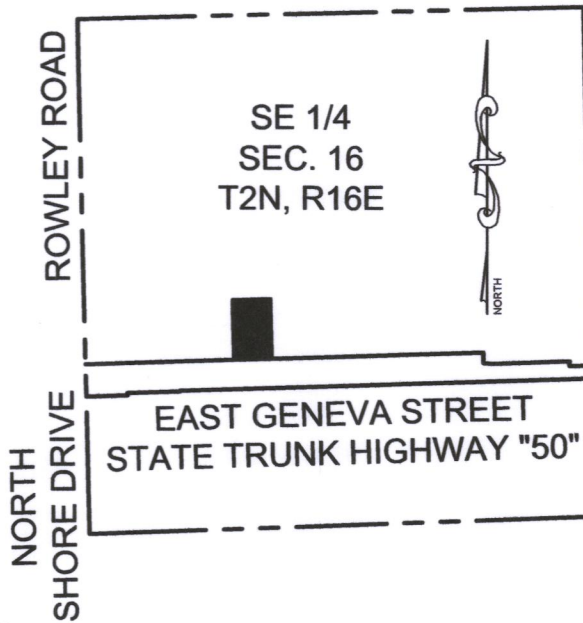
GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 16, Township 2 North, Range 16 East has a bearing of S01°20'03"E.

VICINITY MAP

SCALE 1"=1000'



#### TABLE A

1. Monuments placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): Vacant Land along E. Geneva Street, Tax Key: XA492800001, Delavan, WI 53115
3. Flood Zone Classification: The property lies with in 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.
4. Gross Land Area: 59,634 Square Feet (1.3690 Acres).
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). 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 southwest corner of the Southeast 1/4 Section 16, Town 2 North, Range 16 East. Elevation = 965.35.
6. Letter / Zoning Report not supplied by client at time of survey.
7. The subject property is vacant - No Buildings Observed.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property. The existing parking stripes on this subject property are faded and/or snow covered - information is based on a reasonable visual observation.
10. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
11. 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.
12. Offsite easements, if any, shown on Survey.
13. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

#### 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	⊠	SET 3/4" X 18" IRON REBAR
⊖	WELL	⊖	ELECTRIC MANHOLE/VAULT	⊠	FOUND IRON ROD
⊖	HYDRANT	⊖	CABLE TV RISER/BOX CABLE	⊠	SET MAG NAIL
⊖	WATER VALVE	⊖	TV MANHOLE/VAULT	⊠	SECTION MONUMENT
⊖	DOWN SPOUT	⊖	GAS VALVE	⊠	BENCH MARK
⊖	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	⊠	CL. =CENTERLINE
⊖	LIGHT POLE	⊖	DUMPSTER	⊠	CONC. =CONCRETE
⊖	TRAFFIC SIGNAL POLE	⊖	HANDICAP STALL	⊠	EL. =ELEVATION
⊖	UTILITY POLE	⊖	SPOT ELEVATION	⊠	EXT. =EXISTING
⊖	GUY WIRE	⊖	SANITARY SEWER	⊠	INV. =INVERT
⊖		⊖	STORM SEWER	⊠	MON. =MONUMENT
⊖		⊖	WATER MAIN	⊠	P.O.B. =POINT OF BEGINNING
⊖		⊖	FIBER OPTIC LINE	⊠	P.O.C. =POINT OF COMMENCEMENT
⊖		⊖	TELEPHONE LINE	⊠	R.O.W. =RIGHT OF WAY
⊖		⊖	ELECTRIC LINE	⊠	SEC. =SECTION
⊖		⊖	OVERHEAD WIRES	⊠	SQ. FT. =SQUARE FEET
⊖		⊖	CABLE TELEVISION	⊠	W/ =WITH
⊖		⊖	GAS MAIN	⊠	(R) =RECORDED AS
⊖		⊖	WETLANDS	⊠	(D) =DEEDED AS
⊖		⊖	TREE LINE	⊠	
⊖		⊖	NO ACCESS	⊠	

#### REVISIONS

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—	—	—	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—

PEB JOB No. 2793.00  
REG. PM. 04/04/2022  
DATE 04/04/2022  
SCALE 1"=30'

#### SHEET

1  
1  
1

SURVEY

XA4928-1

002-985