

ALTA/NSPS LAND TITLE SURVEY

CLIENT

BBG Development, LLC

SITE ADDRESS

1632 Hobbs Drive, City of Delavan, Walworth County, Wisconsin.

LEGAL DESCRIPTION

Part of Block E of Delavan Business Park No. 3, in the West 1/2 of Section 16, Town 2 North, Range 16 East of the Fourth Principal Meridian, City of Delavan, Walworth County, Wisconsin more particularly described as follows: Commencing at the West 1/4 corner of said Section 16; thence North 88°47'51" East 253.94 feet; thence North 62°8'12" East 521.63 feet; thence to the point of beginning in the Southerly right of way of Hobbs Drive; thence North 35°28'32" East 480.00 feet along Hobbs Drive; thence South 54°31'28" East 493.66 feet; thence South 35°31'12" West 480.00 feet along the Interstate Highway 43; thence North 54°31'28" West 493.29 feet to the point of beginning.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) (NAD 27), in which the North line of the SW 1/4 Section 16 bears N88°29'41"E.

TITLE COMMITMENT

This survey was prepared based on Knight Barry Title Group File No. 2134229, effective date of March 16, 2022 which lists the following easements and/or restrictions from schedule B-1:

1, 5, 6, 7 and 8 visible evidence shown, if any.

2, 3, 4, 9 and 14 not survey related.

10. Covenants, conditions and restrictions as set forth in Quit Claim Deed and other matters contained in the instrument recorded in Volume 229 of Records, on page 532 as Document No. 44849. **Affects property by location, shown.**

11. Declaration of Protective Covenants and other matters contained in the instrument recorded in Volume 513, page 570 as Document No. 208030. **Affects property by location, shown.**

12. Electric Transmission Line Easement and other matters contained in the instrument recorded October 19, 2007 as Document No. 721608. **Affects property by location, shown.**

13. Partial Easement Assignment and other matters contained in the instrument recorded March 11, 2010 as Document No. 784733. **Affects property by location, general in nature cannot be plotted.**

TABLE "A" ITEMS

3. According to the flood insurance rate map of the City of Delavan, Community Panel No. 55127C0190D, effective date of October 02, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 236,867 square feet or 5.438 acres.
9. There are 57 regular parking spaces and 4 handicap space marked on this site.
- 11(a). No plans or reports provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20221309810. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(a). The zoning information noted below is taken from the municipal code ordinance (March 29, 2022). It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 23.404

Site is zoned: ML (Manufacturing Light)

Front setback: 25 feet

Side setback (from residential): 25 feet

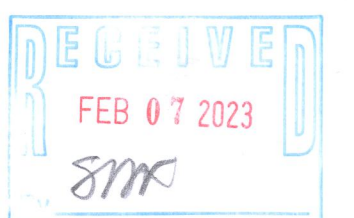
Side setback (from nonresidential): 0/10 feet

Rear setback (from residential): 25 feet

Rear setback (from nonresidential): 25 feet

Maximum building height: 50 feet

TO: Franklin DC Land LLC
DH Delavan LLC
BBG Hobbs LLC
Knight Barry Title Group
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 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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 19 and 20(a) of Table A thereof. The field work was completed on March 30, 2022.

Date of Map: March 31, 2022



Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	
04/11/2022	Certification Entities	tma

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor/client privilege. The information shown herein is intended solely for the use of the client and client directed third parties. Drawing No. 4093-dzb

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT OR VENT
- ⊙ SEPTIC TANK ACCESS COVER
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC PEDESTAL/SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

HALLBERG
STREET

HOBBS DRIVE

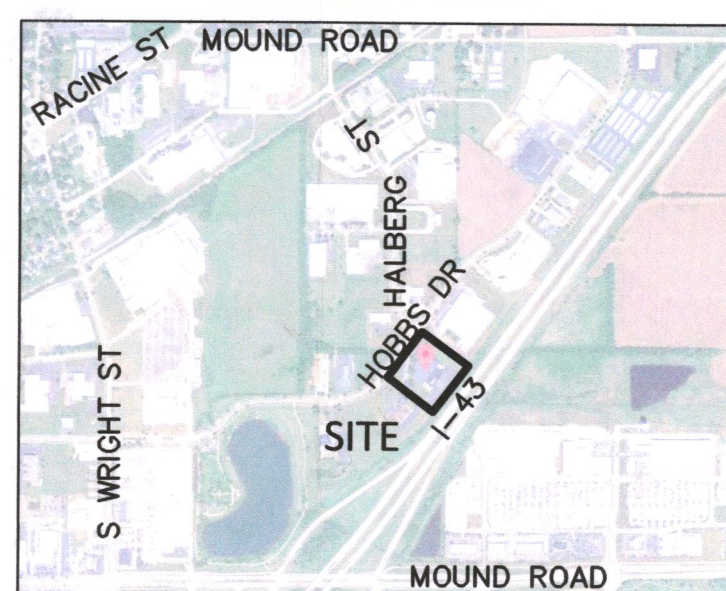
1 STORY CONCRETE BLOCK
AND BRICK BUILDING #1632

BUILDING
AREA=54,596 S.F.

PARCEL NO.: XCDB3 00005A

INTERSTATE HIGHWAY "43"

VICINITY MAP



CONC. COUNTY MON.
W 1/4 CORNER OF
SEC. 16, T2N, R16E.

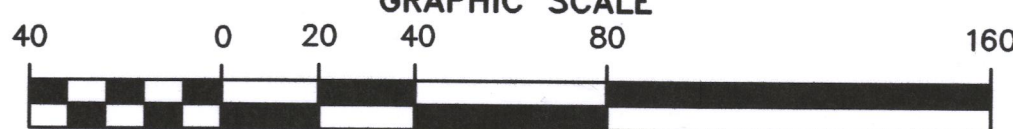
S01°21'01"E 284.551'
WEST LINE OF THE SW 1/4, SEC. 16
S01°21'01"E 454.04'

N88°47'51"E 253.94'

N62°08'12"E 521.63'

CONC. COUNTY MON.
SW CORNER OF
SEC. 16, T2N, R16E.

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

XCDB3-5A

002-7155