

of

A parcel of land located in the SE 1/4 of Section 20, T48N, R19E, Village of East Troy, Walworth County, Wisconsin, described as follows:

Commence at the South quarter corner of said Section 20; thence N 0° 10' West along the North-South quarter Section line, 90.00 feet to the Point of Beginning; thence continue N 10° 10' West 259.34 feet; thence S 89° 50' East 150.76 feet; thence N 10° 10' West 280.57 feet; thence E 89° 50' East 150.76 feet; thence S 10° 10' West 259.34 feet; thence S 89° 50' East 150.76 feet; thence S 10° 10' West 259.34 feet to the right whose chord bears N 68° 37' 21" E dist 164.56 feet; thence S 89° 50' East 143.91 feet, with a central angle of 21° 35' 51", 165.63 feet; thence S 89° 27' 45" E dist 282.10 feet; thence along the arc of a curve to the left whose chord bears N 71° 20' 51" E dist 454.38 feet, with a radius of 1454.13 feet with a central angle of 18° 13' 48"; 456.30 feet; thence S 14° 14' E dist 556.94 feet; thence S 13° 39' 46" W dist 456.30 feet; thence S 13° 39' 46" W dist 456.30 feet to the Point of Beginning.

WITNESSETH THAT I, _____ Notary Public in and for the State of Wisconsin,
HEREFROM Let of Certified Survey Map No. 1875, recorded October 27, 1989 as Document No. 185524 and ALSO EXCEPTING THEREFROM that part thereof conveyed to the Village of East Troy by deed recorded November 8, 2005 as Document No. 65942.

12. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes.

13. Easement for water main granted to The Village of East Troy by instrument recorded February 26, 1985 in Volume 339 of records on page 217 in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 112230. SHOWN

14. Easement for drainage granted to The Village of East Troy by instrument recorded February 26, 1985 in Volume 339 of records on page 226 in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 112231. SHOWN

15. Detention Area Easement Agreement dated August 10, 2007 and recorded August 14, 2007 in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 716299. SHOWN

16. Rights and easements, if any, in and to the railroad spur located upon or appurtenant to the subject premises as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN

17. Rights utility companies and/or municipalities to maintain easements for water, sewer, electric, gas and drainage as evidenced by water and gas valves, hydrants, utility and light poles, overhead lines, transformers, utility pedestals, manholes and catch basins as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. **SHOWN**

18. Encroachments of buildings onto the water main easement as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN

19. Encroachment of a sign onto Young Street right of way as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN

20. Encroachment of parking area and path onto property adjoining the subject premises to the Northeast as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN



- G--Gas Line
--T--Fiber Optic or Telephone Line
--E--Electric Line
--W--Water Line
--S--Storm Sewer

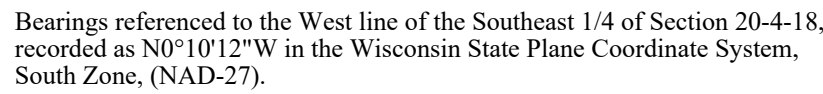
To: Plymouth Tube Company, a Michigan Corporation
Stewart Title Guaranty Company

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, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 and 16 of Table A thereof.

The field work was completed on March 8, 2023

March 10, 2023.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27)

Lot 1
C.S.M. 1391
Vol. 6, Page 252
Doc. No. 108154

Lot 2
C.S.M. 839
Vol. 4, Page 20
Doc. No. 38425

Tax Parcel
RXUP 00209B1

Tax Parcel
RXUP 00209B3
23.368 Acres
1,017,896 Sq.Ft.

Total Area
29.622 Acres
1,290,315 Sq.Ft.

Tax Parcel
RXUP 00209B4
6.254 Acres
272,419 Sq.Ft.

Energy Drive

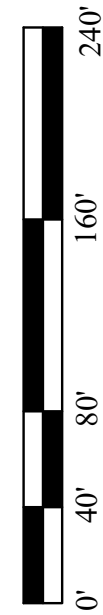
Notes:

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

Survey date: March 8, 2023.

Revisions:

Scale in Feet



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N North S South E East W West In Bearings ° Degrees ' Minutes " Seconds In Distance " Inches No. Number NW. North- NE. North- W. West E. East	♂ Found ♂ Conder ♂ Iron Rod ♂ Like ♂ Ia. ♂ Ion ♂ Ground Light ♂ Light Pole ♂ Gas Valve ♂ Control Valve ♂ Water Valve ♂ Catch Basin ♂ Monitoring Well
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Sheet 1 of 1 Sheets

Job Reference Number

2023.011

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