

# ALTA /ACSM LAND TITLE SURVEY

## LEGAL DESCRIPTIONS

LEGAL DESCRIPTION TAKEN FROM TITLE REPORT COMMITMENT NO. 423814

A PARCEL OF LAND LOCATED IN THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN, DESCRIBED IN VOLUME 606, PAGE 147, DOCUMENT NO. 560521, AS FOLLOWS: BEGIN AT A POINT WHERE THE CENTER LINE OF STATE TRUNK HIGHWAY 15 INTERSECTS THE NORTH AND SOUTH QUARTER SECTION LINE OF SECTION 20, T4N, R18E, OF THE 4TH P.M., WALWORTH COUNTY, WISCONSIN; RUN THENCE S 81 DEGREES 40' WEST 355.56 FEET TO A POINT BEING THE PLACE OF BEGINNING OF THE REAL ESTATE HEREINAFTER DESCRIBED; RUN THENCE S 27° 12' EAST, 351.20 FEET TO A POINT, RUN THENCE S 81 DEGREES 40' WEST 370.10 FEET TO A POINT, THENCE N 31 DEGREES 13' WEST 206.44 FEET TO THE CENTER OF STATE TRUNK HIGHWAY 15, THENCE N 58 DEGREES 47' EAST ALONG THE CENTERLINE OF SAID HIGHWAY, 365.56 FEET TO THE PLACE OF BEGINNING; ALL ACCORDING TO THE SURVEYED PLAT PREPARED BY CARL DEGAN, SURVEYOR, EXCEPTING THEREFROM THE FOLLOWING: PART OF THE W<sup>1</sup>/<sub>2</sub> OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWNSHIP OF EAST TROY, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH AND SOUTH QUARTER SECTION LINE OF SECTION 20 WITH THE CENTER LINE OF S.T.H. #15, RUN THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF S.T.H. #15, 1261.43 FEET (DEED CALLS FOR 1260.56 FEET) TO THE NORTHWEST CORNER OF LAND DESCRIBED IN DEED IN VOLUME 495, ON PAGE 447, SAID POINT MARKS THE PLACE OF BEGINNING OF PARCEL OF LAND HEREINAFTER DESCRIBED; RUN THENCE SOUTH 31 DEGREES 13' EAST, 206.44 FEET; THENCE NORTH 81 DEGREES 40' EAST, 30.39 FEET; THENCE NORTH 31 DEGREES 13' WEST 218.18 FEET TO A POINT IN THE CENTERLINE OF S.T.H. #15; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF S.T.H. #15, 28.00' TO THE PLACE OF BEGINNING.

## LEGAL DESCRIPTION AS SURVEYED

ALL THAT PART OF THE SOUTHEAST<sup>1</sup>/<sub>4</sub> OF THE SOUTHWEST<sup>1</sup>/<sub>4</sub> OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS "PARCEL 8" IN SPECIAL WARRANTY DEED, RECORDED AS DOCUMENT NO. 0547620, WALWORTH COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 0.5" IRON ROD IN CONCRETE FOUND BEING THE NORTHWEST INSIDE CORNER OF CERTIFIED SURVEY MAP NO. 2707, RECORDED IN VOLUME 14 OF CERTIFIED SURVEYS, PAGE 26, WALWORTH COUNTY RECORDS; RUN THENCE N30°56'12"W, WITH THE NORTH LINES OF SAID CERTIFIED SURVEY MAP, 45.04'; THENCE N81°57'35"W, CONTINUING WITH THE NORTH LINES OF SAID CERTIFIED SURVEY MAP, 30.39'; TO A RAILROAD SPIKE FOUND IN THE NORTH FACE OF AN 18" TREE, FOUND AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN QUIT CLAIM DEED DOCUMENT NO. 325703, IN VOLUME 639, PAGE 9384, WALWORTH COUNTY RECORDS, AND THE POINT OF BEGINNING OF THE LANDS DESCRIBED HEREIN, THENCE, N30°55'25"W, WITH THE EAST LINE OF SAID LANDS, 185.25'; TO A CHISELED "X" IN CONCRETE FOUND ON THE SOUTH RIGHT-OF-WAY OF C.T.H. "ES" (F.K.O. S.T.H. #15); THENCE, N30°55'25"W, CONTINUING WITH SAID EAST LINE, 33.00'; TO A POINT ON THE CENTER LINE OF SAID C.T.H. "ES"; THENCE N88°51'17"E, WITH SAID CENTER LINE, 338.48'; TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN WARRANTY DEED, DOCUMENT NO. 645986, WALWORTH COUNTY RECORDS; THENCE S26°53'33"E, WITH THE WEST LINE OF SAID LANDS, 33.09'; TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID C.T.H. "ES"; THENCE CONTINUE S26°53'33"E, WITH THE EAST LINES OF SAID LANDS AND LANDS DESCRIBED IN THE AFFOREMENTIONED WARRANTY DEED, DOCUMENT NO. 13681, 319.73 TO A 1" IRON PIPE FOUND ON THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 2707; THENCE S81°57'35"W, WITH SAID NORTH LINES, 340.47' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.15 ACRES MORE OR LESS.

## SURVEYOR'S CERTIFICATE:

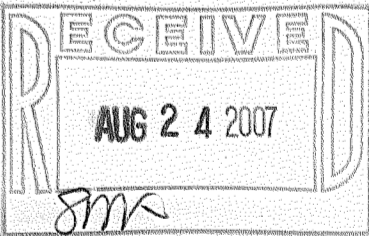
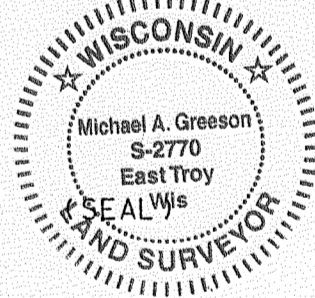
TO: MLG COMMERCIAL  
EAST TROY REALTY CORP.  
ASSOCIATED BANK  
U.S. PACKAGING, LLC  
PLASTRONICS PLUS, INC.  
CONGRESS FINANCIAL CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,5,7,8, 9,10, 11 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THIS DATE OF CERTIFICATION, I UNDERSTAND FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: 2-26-07

*Michael A. Gresson*  
(SIGNED)

REGISTRATION NO. 2770



INITIALS	DATE
DESIGN	N/A
DRAWN	KBM 02/22/2007
CHECKED	MG
PROJECT NO.	07-020

SHEET 1 OF 1

NO.	REVISIONS	BY	DATE



Engineers • Land Surveyors • Environmental Scientists  
W232 S7530 BIG BEND DR. BIG BEND, WI 53103 (262) 662-4292

OWNER:  
EAST TROY REALTY CORP.  
4850 COOLIDGE HIGHWAY  
SUITE 100  
ROYAL OAK, MI 48073

SURVEYOR/ENGINEER:  
RSV ENGINEERING, INC.  
801 MAIN STREET  
MUKWONAGO, WI 53149

EASEMENT TABLE COMMITMENT # 423814 BY CHICAGO TITLE INSURANCE CO. AMENDED 1/3/2007			
NO.	DOC. NO.	DESCRIPTION	LOCATION
△	NONE	RIGHTS OF THE PUBLIC	AS SHOWN
ALL OTHER EXCEPTIONS IN THE TITLE REPORT AFFECT THIS PARCEL IN NON-SURVEY MATTERS.			

PARKING STALL TABLE	
DESIGNATION	SPACES
REGULAR	35
HANDICAPPED	2

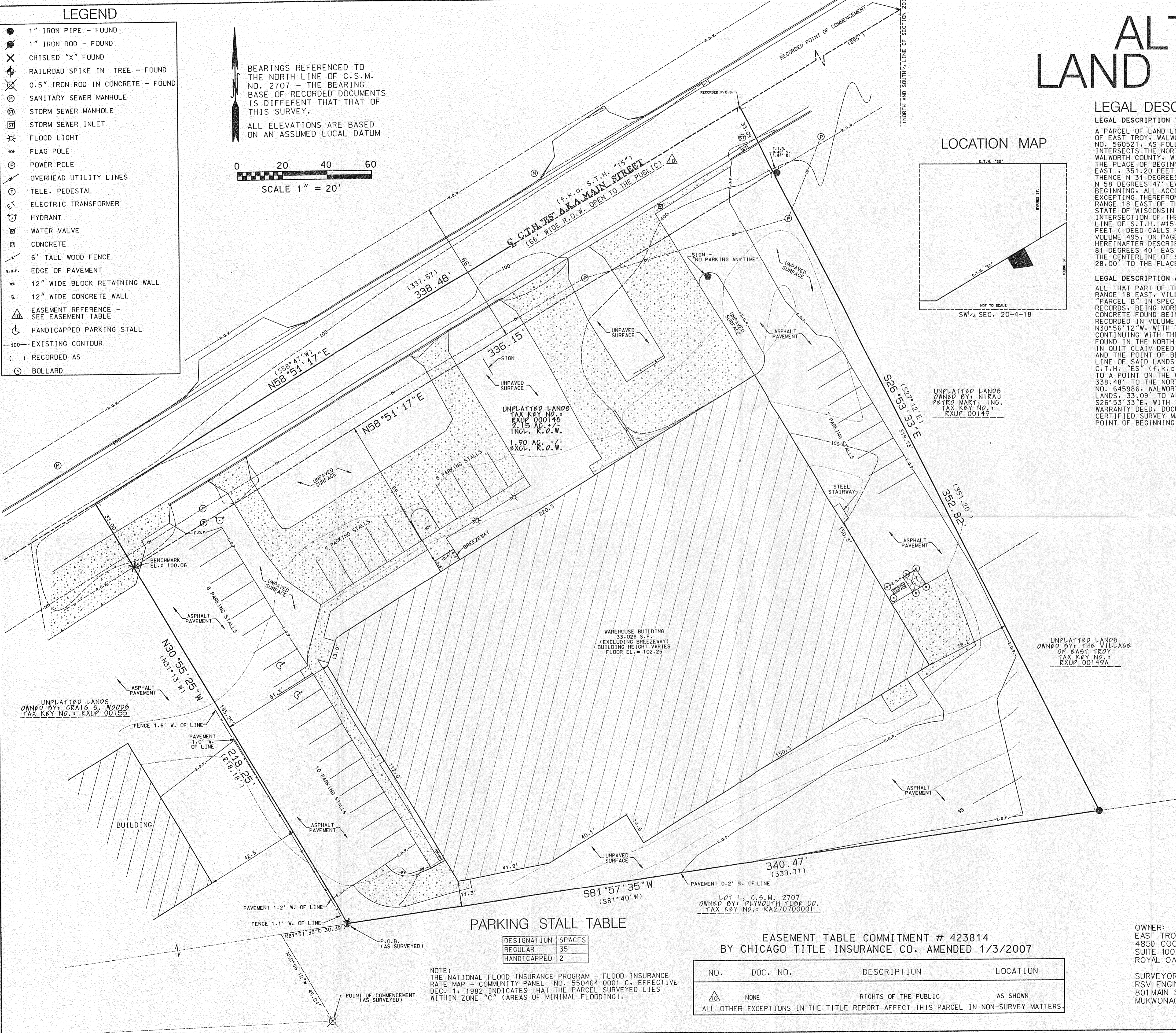
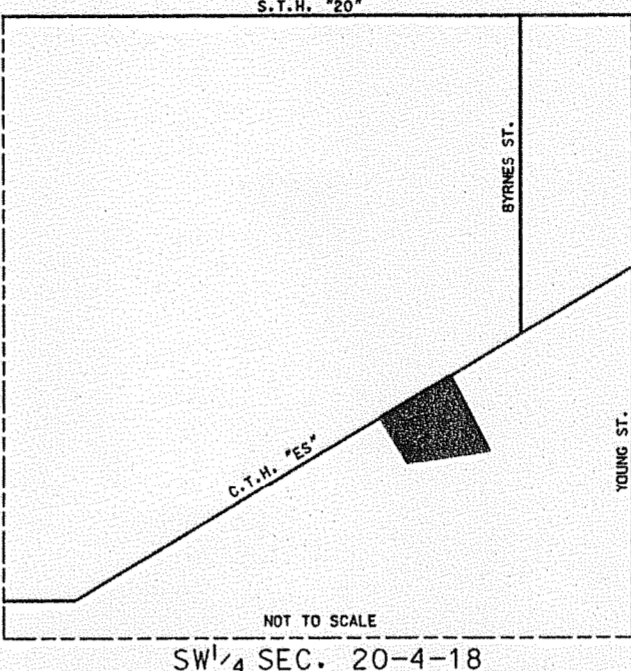
NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 550464 0001 C, EFFECTIVE DEC. 1, 1982 INDICATES THAT THE PARCEL SURVEYED LIES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

BEARINGS REFERENCED TO  
THE NORTH LINE OF C.S.M.  
NO. 2707 - THE BEARING  
BASE OF RECORDED DOCUMENTS  
IS DIFFERENT THAT THAT OF  
THIS SURVEY.

ALL ELEVATIONS ARE BASED  
ON AN ASSUMED LOCAL DATUM

0 20 40 60  
SCALE 1" = 20'

## LOCATION MAP



RXUP-148

003-930