ALTA/ACSM VICINITY MAP CONC. MON .-WITH BRASS CAP NE COR. OF SW 1/4 SEC. 20, T4N, R18E. LAND TITLE SURVEY SITE ADDRESS Wisconsin Oven Corporation, A Wisconsin Corporation Young Street, East Troy, Walworth County, Wisconsin. LEGAL DESCRIPTION Parcel 1 A parcel of land located in the Southwest 1/4 of Section 20, T4N, R18E, Village of East Troy, County of Walworth, State of Wisconsin, being more particularly described as follows: Commencing at a concrete monument marking the South 1/4 corner of said Section 20; thence South 89° 05' West along the South line of said Section 20, 805.55 feet; thence North 98.74 feet to the point of beginning; thence continue North 241.13 feet; thence North 89° 05' East, 696.02 feet; thence South 66° 31' East, 38.10 feet; thence Southwesterly 442.13 feet along a circular curve to the right of radius 385.28 feet and having the long chord South 56° 21′ 30" West, 418.26 feet; thence South 89° 14' West 382.90 feet to the point of beginning. Tax Key No. RXUP 00146D Parcel 2 Parcel I: A parcel of land located in the Southwest 1/4 of Section 20, T4N, R18E, being more fully described as: Commencing at a point where the centerline of Highway 15 intersects the North and South 1/4 line of Section 20, T4N, RI8E; thence South 58 deg. 47' West 152.23 feet to the place of beginning; thence South 58 deg. 47' West 322.77 feet; thence South 36.10 feet; thence South 31 deg 13' East 354.65 feet; thence North 58 deg. 47' East 182.84 feet; thence North 312.3 feet; thence South 58 deg. 47' West 75 feet; thence North 138.5 feet to the place of beginning, Village of East Troy, Walworth County, Wisconsin. South St INTERSECTION OF THE ----Parcel II: A parcel of land located in the Southwest 1/4 of Section 20, T4N, R18E, being more fully described as: Commencing CENTERLINE OF HIGHWAY "15" at the intersection of the North and South 1/4 section line of Section 20, T4N, R18E with the centerline of Highway 15; thence WITH THE NORTH - SOUTH 1/4 South 138.5 feet; thence South 58 deg. 47' West 77.23 feet to the place of beginning; thence South 58 deg. 47' West 75 feet; LINE SEC. 20, T4N, R18E thence North 138.5 feet; thence North 58 deg. 47' East 75 feet; thence South 138.5 feet to the place of beginning, Village of East Troy, Walworth County, Wisconsin. Tax Key No: RXUP 00153 Parcel 3 GRASS Parcel I: A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 20, T4N, RI8E, Village of East Troy, -TRANSFORMER Walworth County, Wisconsin and described as follows, to-wit: Commencing at the South 1/4 corner of said Section 20, thence ASPHALT North 0° 05' West 1123.24 feet along the North-South 1/4 line of said Section 20, thence South 58° 47' West 77.23 feet to the PAVEMENT place of beginning, thence South 0°05' East 206.53 feet, thence West 341.50 feet, thence North 58° 47' East 398.50 feet to the place of beginning. Parcel II: A parcel of land located in the Southwest 1/4 of Section 20, T4N, RI8E, Village of East Troy, Walworth County, Wisconsin described as follows: Beginning at the Southeast corner of land described in Volume 603 of Deeds on page 277 of BUILDING -Walworth County Records and run thence South 0° 05' East along the highway 127.55 feet, thence West 341.50 feet, thence North 0° 05' West 127.55 feet; thence East along the South line of land described in Volume 603 page 277, 341.50 feet to the METAL BUILDING point of beginning. PARCEL 2 Tax Key No: RXUP 00157 (Parcel II) PARCEL 4 CANOPY 1"E) DRIVE Lot 1 of Certified Survey No. 839 being a part of a parcel of land located in Section 20 of Township 4 North, Range 18 East, in Village of East Troy and recorded at Volume 4 Page 20 as Document No. 38425. Certified Survey in the Office of Walworth TRANSFORMER-County Register of Deeds. Tax Kev No: RA 83900001 GRASS ASPHALT BASIS OF BEARINGS PAVEMENT Bearings are referenced to the Wisconsin State Plane Coordinate System (SouthZone), in which the East line of the ASPHALT BRICK BUILDING BUILDING HEIGHT=18.7' Southwest 1/4 of Section 20 bears N 00°10'12" W (NAD-27) adjustment. PARKING LOT 2 C.S.M. NO. 839 This survey was prepared based on Chicago Title Insurance Company Commitment No. 442201, effective date of January PARCEL 2 -FOUND 1 1/2" OWNER: JOHN & JOYCE LLC IRON PIPE 24, 2012 which lists the following easements and/or restrictions from schedule B-II: (Parcel I) S89°48'01"W 1, 5, 6, 7, 8 & 13 visible evidence shown, if any. "W) FOUND 2" IRON PIPE PARCEL 4 2, 3, 4, 9, 10, 11, 12, 14, 15, & 20 not survey related. FOUND 1"-16. Utility easement from Elmer G. Robran and Laura Robran to Wisconsin Power Company, dated September 26, 1950 C.S.M. NO. 839 and recorded on October 11, 1950, in Volume 420 of Deeds at Page 243, as Document No. 429433. (Parcels 1, 2 and 3) affects site, general in nature, cannot be plotted. HEIGHT=26.4 17. Utility easement from Elmer Robran and Laura Robran to Wisconsin Electric Power Company, dated November 3, GRASS 1961 and recorded on January 13, 1962, in Volume 574 of Deeds at Page 103, as Document No. 535877. (Parcels 1, 2 and 3) affects site, general in nature, cannot be plotted. PARKING 18. Easement from ARTHUR G. VASS AND MARION L. VASS to NORTH-WEST TELEPHONE COMPANY, dated June 16, 1972 and recorded on May 31, 1973 in Volume 93 of Records, at Page 656, in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 665162, affects site by location, shown. 19. Easement from HAROLD R. JOHNSEN to THE VILLAGE OF EAST TROY, dated November 19, 1981 and recorded on December 3, 1981, in Volume 278 of Records at Page 756, in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 74957, affects site by location, shown. PARKING SPACES FOUND 1 1/2" There are 151 regular parking spaces and 0 handicap space marked on this site. IRON PIPE ASPHALT FLOOD NOTE PARKING According to the flood insurance rate map of the County of Walworth, Community Panel No. 55127C0092D, effective date of October 2, 2009, this site falls in Zone AE (Base Flood Elevations determined) and Zone X (Areas determined to HEIGHT=23.7 OWNER: LAWRENCE C. BARRETT be outside the 0.2% annual chance floodplain). AND CONSTANCE L. BARRETT MUNICIPAL ZONING PARCEL 1, 2 & 3 Section 13-1-27 (b) (GI) General Industrial **Existing at Property** Zoning Use/District: GI (General Industrial) Required under TRANSFORMER -GRASS **Zoning Ordinances** Parcel 1 Parcel 3 Parcel 2 57.81 76.81 54.8' Minimum Street Setback: 25 feet Minimum Rear Yard Setback: 25 feet 21.6' & 24.4' 97.2' 57.91 38.4' & 4.9' 20.0' & 5.0 Minimum Side Yard Setback: 25 feet 19.0, 21.7, 21.6 & 34.1 Maximum Building Height: 23.7' & 26.4' 18.7' 45 feet 19.6', 20.0' & 24.0' Section 13-1-26 (b) (HB) Highway Business PARCEL 3 PARCEL 4 Zoning Use/District: HB (Highway Business) **Existing at Property** Required under FOUND 1"-IRON PIPE 7.25' WEST **Zoning Ordinances** (REC. AS WEST 341.50') Parcel 4 Minimum Street Setback: 25 feet 33.8' & 48.3' OWNER: VILLAGE OF EAST TROY METAL BUILDING VOL. 603 PAGE 277 25 feet Minimum Rear Yard Setback: 203.3' & 243.1' PARCEL 3 TRANSFORMER 0 or 10 feet Minimum Side Yard Setback: 12.9' & 13.0' -BUILDING HEIGHT=18.7 Maximum Building Height: 35 feet 22.4' & 18.7' GRASS The basic zoning information listed above is taken from municipal codes and does not reflect all regulations that may apply. ASPHALT PAVEMENT 12" C.M.P. The Land Area of the subject property is 439,077 square feet or 10.0798 acres. S89°54'48"W 341.50 TABLE "A" ITEMS FOUND NAIL There was no observable evidence of division or party walls at the time of 10(a)(b). There is no visible evidence of earth moving, building construction or building additions within recent months. 17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown. There is no observable evidence of site use as a solid waste dump or sanitary There is no evidence on site of delineated wetlands areas. 19. There were no offsite easements or servitude's benefiting the survey property 20(a). LEGEND disclosed in furnished Title Commitment at the time of survey. INDICATES FOUND 1" IRON PIPE INDICATES SET 1" IRON PIPE Parcel 3 legal description has a 4 foot North - South discrepancy with adjoining property to South.The + INDICATES FOUND CHISELED CROSS error is presumed to be in the lead-in line. S SANITARY MANHOLE SANITARY CLEANOUT OR VENT LOT 1 M.I.S. MANHOLE TO: Wisconsin Oven Corporation, A Wisconsin Corporation C.S.M. NO. 2707 UNKNOWN MANHOLE First American Title Insurance Company STORM MANHOLE INLET (ROUND) ■ INLET (SQUARÉ) 00 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 A STORM SEWER END SECTION Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and, ■ GAS VALVE NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 11(b), 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field GAS METER work was completed on March 4, 2012 ⊗ WATER VALVE DONALD & HYDRANT CHAPUT © WATER SERVICE CURB STOP S-1316 ■ WELL HEAD **MILWAUKEE** Date of Map: March 6, 2012 ਰ STAND PIPE WI Donald C. Chaput WALL INDICATOR VALVE Registered Land Surveyor F POST INDICATOR VALVE Registration Number S-1316 **¤** LIGHT POLE * SPOT/YARD LIGHT Ø UTILITY POLE N GUY POLE T GUY WIRE © ELECTRIC MANHOLE E ELECTRIC PEDESTAL TELEPHONE MANHOLE TELEPHONE PEDESTAL FOUND CONC .-(REC. AS N89°05'00"E) MONUMENT N88°55'49"E 696.02' C CABLE PEDESTAL ☐ CONTROL BOX ☐ FIBER OPTIC SIGN TRANSFORMER-→ TRAFFIC LIGHT ASPHALT EDGE DRIVE ASPHALT © COMMUNICATION MANHOLE O BOLLARD → SOIL BORING/MONITORING WELL → WATER SURFACE WETLANDS FLAG MARSH METAL BUILDING ×---BUILDING FLAGPOLE HEIGHT=24.0' PARKING METER - SIGN MAILBOX * RAILROAD CROSSING SIGNAL HANDICAP SPACE * CONIFEROUS TREE O DECIDUOUS TREE ASPHALT PARKING PARCEL 1 ----s--- SANITARY SEWER ASPHALT EDGE CONCRETE ---- WATERLINE -----G------ MARKED GAS MAIN ----E----- MARKED ELECTRIC GRASS BUILDING— HEIGHT=20.0° Arc=442.27' · -----OHW------ OVERHEAD WIRES METAL BUILDING -----T----- MARKED TELEPHONE Radius=385.28' -----TV---- MARKED CABLE TV LINE CB=S56°11'41"W → MARKED FIBER OPTIC -x ---- FENCE Zone: AE -FOUND 1" (REC. AS \$89°14'00"W) - OVAL C.M.P. | IRON PIPE | IRON P Chord=418.38' (REC. AS 418.26') GRAPHIC SCALE 0 25 200 CONC. MON. ---WITH BRASS CAP SE COR. OF SW 1/4 SEC. 20, T4N, R18E. OWNER: VILLAGE OF EAST TROY (IN FEET) 1 inch = 50 ft. (REC. AS S89°05'00"W 805.55') CHAPUT LAND SURVEYS ILC 234 W. FLORIDA STREET MILWAUKEE, WI 53204 414-224-8068 SEP 0 5 2012 www.chaputlandsurveys.com By SM RA 889-1 RXUP-146D RXUP-153 RXUP-157 Drawing No. 1245-grb 003 - 1003