

ALTA / ACSM SURVEY

LEGAL DESCRIPTION

LOT 3 OF CERTIFIED SURVEY MAP NO. 2807, RECORDED JANUARY 23, 1997 IN VOLUME 14 OF CERTIFIED SURVEY MAPS ON PAGES 239 AND 240, AS DOCUMENT NO. 347426, BEING A DIVISION OF LOT 4, LOT 5, AND OUTLOT 1 OF EAST TROY INDUSTRIAL PARK, AND LANDS, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, COUNTY OF WALWORTH, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO EAST TROY PARTNERS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND SOUTHEASTERN WISCONSIN TITLE COMPANY, INC. AS FOLLOWS:

1. 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 THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1988.

2. THE SURVEY WAS MADE ON THE GROUND ON DECEMBER 20, 1996 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENDEORCHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.

5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED NOVEMBER 5, 1996 BY STEWART TITLE GUARANTY COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE AN ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- SURVEYOR

S-1854

REGISTRATION

DATE

WISCONSIN

MATTHEW E. WEST

S-1854

MILWAUKEE

WIS.

LAND SURVEYOR

LEGEND

- W

WATER VALVE
- S

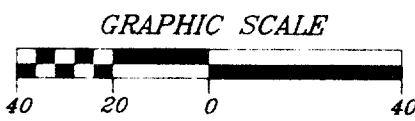
SANITARY MANHOLE
- DS

STORM SEWER MANHOLE
- W

WATER HYDRANT
- CB

CATCH BASIN

SCALE N 1" = 40'

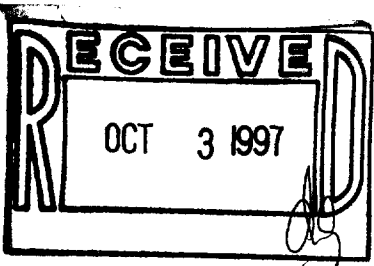


WEST & Associates Inc.

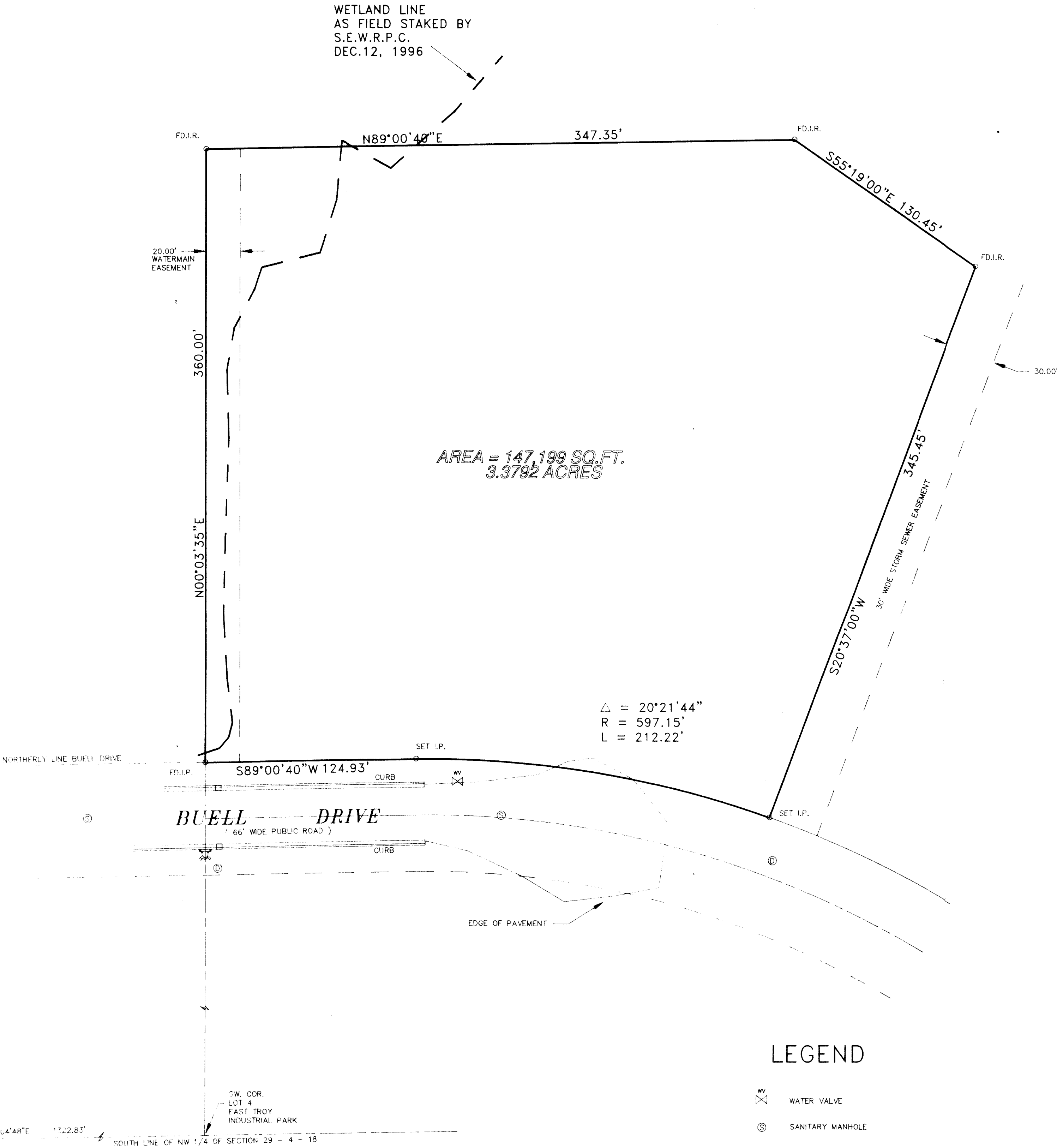
119 SOUTH SECOND STREET  
WATERFORD, WI 53185  
TEL 414-334-5698  
FAX 414-334-6278

- SURVEYOR
- ENGINEER
- ARCHITECT

PROJECT: #97102



WETLAND LINE  
AS FIELD STAKED BY  
S.E.W.R.P.C.  
DEC.12, 1996



WEST 1/4 COR.  
SEC. 29, T. 4 N.  
RANGE 18 E.  
MUNICIPALITY

N89°04'48"E 122.83'

SOUTH LINE OF NW 1/4 OF SECTION 29 - 4 - 18

NW COR.  
LOT 4  
EAST TROY  
INDUSTRIAL PARK

AREA = 147,199 SQ.FT.  
3.3792 ACRES

Δ = 20°21'44"  
R = 597.15'  
L = 212.22'

RA-2807-3  
003-523

