

Plat of Survey

of

A parcel of land described in title commitment number T-76426 dated March 14, 1995 by Southeastern Wisconsin Title Company, Inc. as shown below:

Lot 1 of Certified Survey Map No. 756, recorded February 15, 1978 in Volume 3 of Certified Survey Maps, Page 277, as Document No. 29167, being a now operated by the City of Elkhorn, Walworth County, Wisconsin.

An easement 10 feet in width located in Lots 9, 11, 12, 13, 14, 15, 16 and 17 of Block 1 of Rockwell Brothers Addition to the City of Elkhorn, Wisconsin in the Northeast 1/4 of Section 1, Township 2 North, Range 16 East, the East line of said easement being described as follows: Commencing at an iron pipe marking the Southwest corner of said Lot 17; thence South 89 deg. 57' East along the North line of Centralia Street 68.40 feet to an iron rod marking the point of beginning of said easement; thence North 0 deg. 27' West, 462.70 feet to an iron rod marking the end of said easement in the Easterly projection of the South wall of a one story brick building and located North 84 deg. 06' East, 4.7 feet from the Southeast corner of said building.

An easement over the spur track situated on the land retained by the Grantors, the centerline of which is described as follows: Commencing at an iron pipe marking the Southwest corner of said Lot 17; thence South 89 deg. 57' East, 59.70 feet to the point of beginning of said centerline in the South line of said Lot 17; thence Northeastly 43.9 feet along the arc of a curve to the left having a radius of 693 feet and chord North 10 deg. 59' East, 43.87 feet to the end of said easement in a line bearing North 0 deg. 27' West.

An easement over the railroad spur track situated on a strip of land 18 feet in width and described as follows, to-wit: A strip of land in the City of Elkhorn 18 feet in width extending from the North line of the right of way of the W.U.R.R. now operated by the C.M. & St. P. Co. Northeastly to the South line of Block 1 of Rockwell Brothers Addition to the Village of Elkhorn according to the recorded Plat thereof, the center line of which strip of land intersects the North line of said right of way 2 rods West of the West end of the sand house of said R.R. marked by a stake in ground and by a board nailed upright to fence along the North line of said right of way, and intersects the West line of said Block 2 at a point 46 feet South of the Northwest corner of said Block 2, and intersects the North line of said Block 2 at a point 16 feet East of the Northwest corner thereof, the centerline of said right of way shall run on curve 10 deg. as near as may be.

Tax Key No. YA 75600001

also

A parcel of land described in title commitment number T-76427 dated July 5, 1995 by Southeastern Wisconsin Title Company, Inc. as shown below:

Parcel 1: One parcel of land situate on the NW corner of West Railroad and South Broad Streets with a frontage of 165 feet along the North line of the first named street and a frontage of 660 feet along the second named street, comprising all of Lots 5, 8, 9, 11, 12, 13, 14, 15, 16 and 17 in Block 1 of Rockwell Brothers Addition to the Village (now City) of Elkhorn, Walworth County, Wisconsin.

EXCEPTING THEREFROM Lots 1 and 2 of Certified Survey Map No. 756, recorded February 15, 1978 in Volume 3 of Certified Surveys on page 277 as Document No. 29167.

Parcel 2: A strip of land in the City of Elkhorn, Walworth County, Wisconsin, 18 feet in width extending from the North line of the right of way of the W.U.R.R. now operated by the C. M. and St. P. Co. Northeastly to the South line of Block 1 of Rockwell Brothers Addition to the Village of Elkhorn according to the recorded plat thereof, the centerline of which strip of land intersects the North line of said right of way 2 rods West of the West end of the sand house of said R. R. marked by a stake set in ground and by a board nailed upright to fence along the North line of said right of way, and intersects the West line of said Block 2 at a point 46 feet South of the NW corner of said Block 2 and intersects the North line of said Block 2 at a point 16 feet East of the NW corner thereof, the centerline of said right of way shall run on curve of 10° as near as may be.

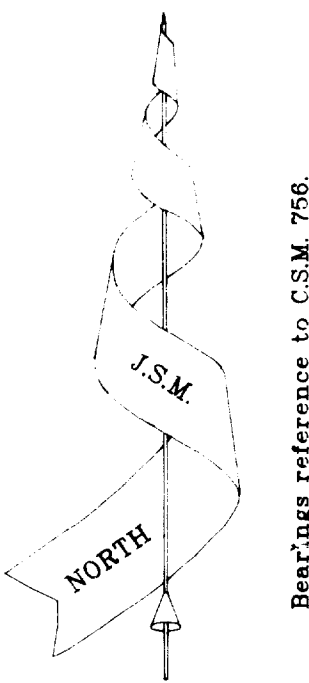
Parcel 3: A parcel of land located in the NE 1/4 of Section 1, T2N, R16E, described as follows, to-wit: Beginning at the SW corner of Lot 17 in Block 1 of Rockwell Brothers Addition to the City of Elkhorn, Walworth County, Wisconsin; thence North along the West line of said Addition 198 feet; thence West 19.08 feet to a point that is located 118.17 feet East of the East line of Church Street; thence South parallel to said Church Street 198 feet to the North line of Centralia Street; thence East along the North line of said street 19.05 feet to the place of beginning.

TOGETHER WITH Driveway Easements for pedestrian and vehicular traffic, Railroad Spur Tract Easement, and Utility-Surface Water and Factory Water Drainage Easements (including gas line easements) all as created and reserved in Deed from Richard H. Pfeil et al to William Noren and Ray Harbert, recorded July 23, 1975 in Volume 139 of Records, Page 606, as Document No. 694188.

ALSO TOGETHER WITH privileges and rights to construct, operate and maintain drains and sewers and water pipe lines all as set forth in Deed from Harry J. LaDuc et ux to Alex C. Blomquist recorded December 4, 1972 in Volume 82 of Deeds, Page 354, as Document No. 658000.

Surveyed for:

Henry Van Dyken
Southern Lakes Recycle
220 South Broad Street
Elkhorn, Wisconsin. 53121



Notes:

- Sewer right listed as exception 14 on Schedule B of title commitment number T-76427 dated July 5, 1995 by Southeastern Wisconsin Title Company, Inc. L.G. and E.H. Rockwell to Walworth County dated August 2, 1895, in Vol. 71 of Deeds, Page 311, does not fall within the property shown on this survey plat.
- Right-of-way listed as exception 15 on Schedule B of title commitment number T-76427 dated July 5, 1995 by Southeastern Wisconsin Title Company, Inc. United Milk Products Co. to E.H. Waite and Veda Waite, his wife, dated December 24, 1946 and recorded in the office of the Register of Deeds for Walworth County in Volume 361 of deeds, Page 509, as Document No. 394762, does not fall within the property shown on this survey plat.

I, Thomas P.A. Jensen, Wisconsin Registered Land Surveyor, do hereby certify that the above described property was surveyed by me, or under my direction, and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways, and visible encroachments, if any.

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from the date hereof, and as to them I certify the accuracy of said survey and map.

Date: _____ Thomas P.A. Jensen R.L.S. 1084

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I, Thomas P.A. Jensen, Wisconsin Registered Land Surveyor, do hereby certify that this survey was performed by me, or under my direction in full compliance with the owner's / agent's instructions and Chapter A-E 7 of the Wisconsin Administrative Code "Minimum Standards for Property Surveys", and that this map is as accurate representation thereof to the best of my knowledge and belief.

Date: _____ Thomas P.A. Jensen R.L.S. 1084

Note: This survey plat is not certified unless signed and sealed in red ink.

Copy _____ of _____

Not Certified Unless Stamped in red.

Former Chicago, Milwaukee, and St. Paul Railway Co. R.O.W.

1995.085

Sheet 1 of 1 Sheets.

Job Reference Number
1995.085

Legend

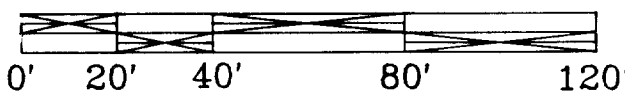
- Found Iron Pipe
- Found Iron Rod
- Found Channeled Crossover
- Set Iron Rod 3/4" dia.
- Utility Pole & Overhead Wires
- Catch Basin
- Gravel Surface
- Recorded Information
- Set Railroad Spike

JENSEN SURVEYING & MAPPING S.C.

45 South Wisconsin Street P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone & Facsimile: (414) 723-3434

Scale in Feet

1"= 40'



Mapping date: October 17, 1995.

Revisions: December 21, 1995.

YA-756-1
YRw3-4

084-1130