

# ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 248 WEST CENTRALIA STREET, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

PARCEL A:  
COMMENCING AT A POINT IN THE NORTH LINE OF WEST CENTRALIA STREET IN THE CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN WHICH POINT IS 758.65 FEET WEST OF THE SOUTHWEST CORNER OF LOT 17.8 LOCK 1 OF ROCKWELL BROTHERS' ADDITION TO THE CITY OF ELKHORN; THENCE NORTH 3 DEGREES 40 MINUTES EAST 198.16 FEET TO A POINT; THENCE WEST IN A LINE PARALLEL WITH THE NORTH LINE OF WEST CENTRALIA STREET A DISTANCE OF 250.82 FEET TO A POINT; THENCE SOUTH 2 DEGREES 18 MINUTES EAST 198.16 FEET TO THE NORTH LINE OF WEST CENTRALIA STREET; THENCE EAST A DISTANCE OF 246.46 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND  
LOTS 15 AND 16 IN BLOCK 2 OF JAMES JONES SECOND ADDITION TO THE CITY OF ELKHORN, ACCORDING TO THE RECORDED PLAT THEREOF WALWORTH COUNTY, WISCONSIN.

PARCEL B:  
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 1, T2N, R16E, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 1; THENCE N 65 DEGREES 22 MINUTES 28 SECONDS E 3417.11 FEET TO A POINT ON THE NORTH LINE OF W. CENTRALIA ST. PREVIOUSLY DESCRIBED AS BEING LOCATED 1105.11 FEET WEST OF THE SOUTHWEST CORNER OF LOT 17.8 LOCK 1 OF ROCKWELL BROTHERS' ADDITION TO THE CITY OF ELKHORN; THENCE S 0 DEGREES 22 MINUTES 40 SECONDS E 86.78 FEET TO AN IRON PIPE ON THE SOUTH LINE OF W. CENTRALIA STREET AND THE POINT OF BEGINNING; THENCE CONTINUE S 0 DEGREES 22 MINUTES 40 SECONDS E ALONG THE WEST LINE OF LANDS OWNED BY THE STATE LONG DISTANCE TELEPHONE COMPANY, THE CITY OF ELKHORN, AND THE COMMERCE CO-OP 405.02 FEET TO AN IRON PIPE; THENCE N 89 DEGREES 08 MINUTES 51 SECONDS W ALONG THE NORTH LINE OF THE CONSUMER'S CO-OP LANDS, 46.60 FEET TO AN IRON PIPE MARKING THE NORTHWEST CORNER OF THE CONSUMER'S CO-OP LANDS; THENCE S 88 DEGREES 02 MINUTES 23 SECONDS W PARALLEL TO THE SOUTH LINE OF W. CENTRALIA STREET 243.85 FEET TO AN IRON ROD; THENCE N 1 DEGREES 18 MINUTES 31 SECONDS W PARALLEL TO THE WEST LINE OF FRANKLIN ST. EXTENDED 402.60 FEET TO AN IRON ROD ON THE SOUTH LINE OF W. CENTRALIA ST.; THENCE N 88 DEGREES 02 MINUTES 23 SECONDS E ALONG THE SOUTH LINE OF W. CENTRALIA STREET 297.00 FEET TO THE POINT OF BEGINNING.

NOVEMBER 9, 2005 SMITH-ROBERTS NATIONAL CORPORATION SURVEY NO. 162770-JJV

## NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF WEST CENTRALIA STREET RECORDED AS NORTH 88°02'23" EAST ON THE PLAT OF URBANDALE.
- THIS SURVEY WAS PREPARED BASED ON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 117805, EFFECTIVE DATE OF SEPTEMBER 18, 2005, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
  - TERMS AND CONDITIONS OF QUIT CLAIM DEED DATED 8-19-1981, FILED 8-21-1981, IN VOLUME 588 OF DEEDS, PAGE 603. AFFECTS SITE BY LOCATION - SHOWN
  - TERMS AND CONDITIONS OF MUTUAL EASEMENT DATED 9-30-1991, FILED 10-4-1991, IN VOLUME 537 OF DEEDS, PAGE 47. AFFECTS SITE BY LOCATION - SHOWN
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM 1-800-358-9616, THIS SITE FALLS IN AN AREA NOT SHOWN ON FLOOD INSURANCE RATE MAPS. (THE CITY OF ELKHORN WAS NOT INCLUDED IN THE STUDY.)
- THERE ARE 67 REGULAR AND 2 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED M-1 LIGHT MANUFACTURING

FRONT SETBACK - 30'  
SIDEYARD SETBACK - 15'  
REAR YARD SETBACK - 25'; 50' WHERE ADJACENT TO RESIDENTIAL  
MAXIMUM HEIGHT - 45'

- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PARENTHESES INDICATE RECORDED OR DESCRIBED DIMENSION.

## LEGEND

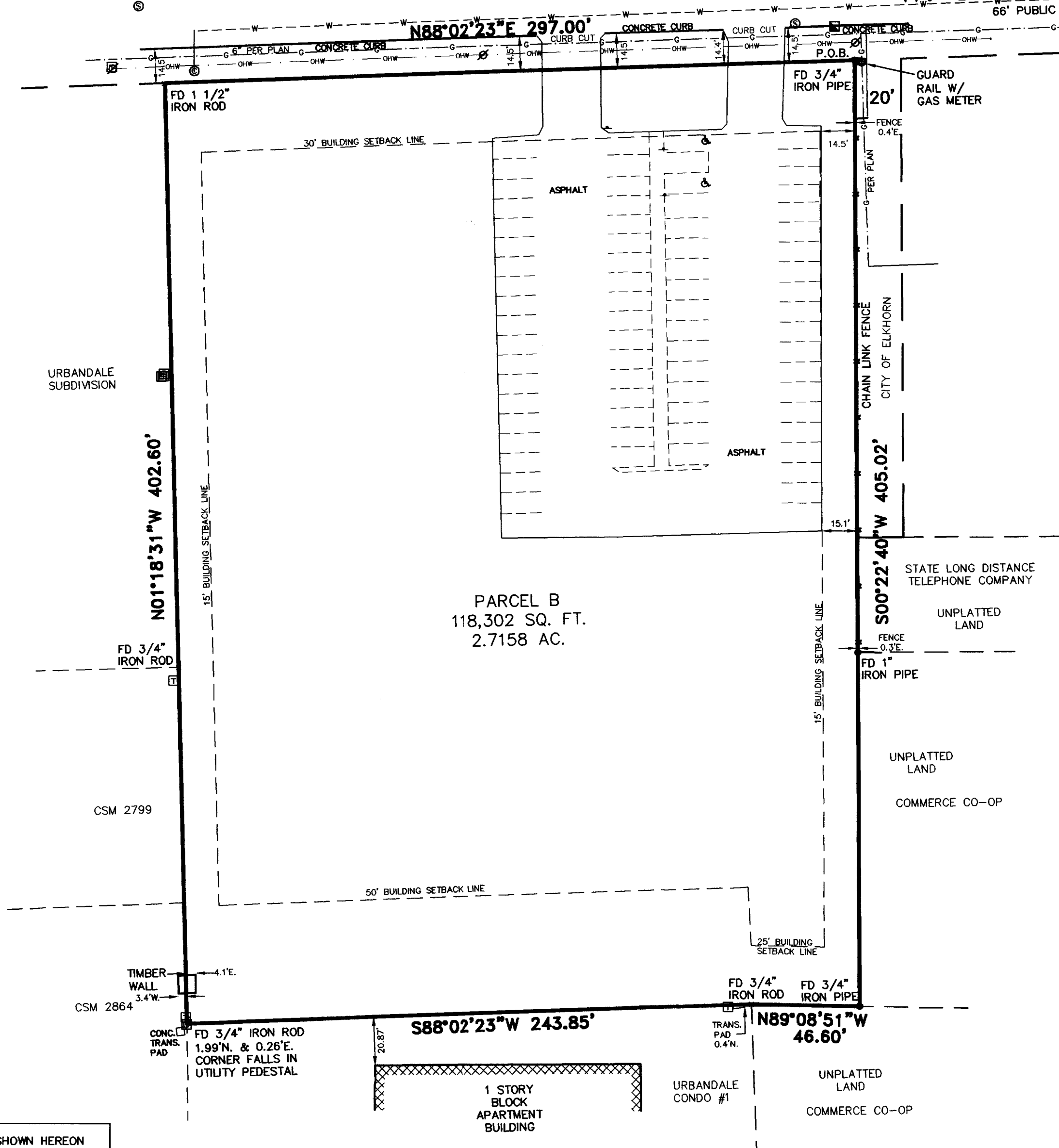
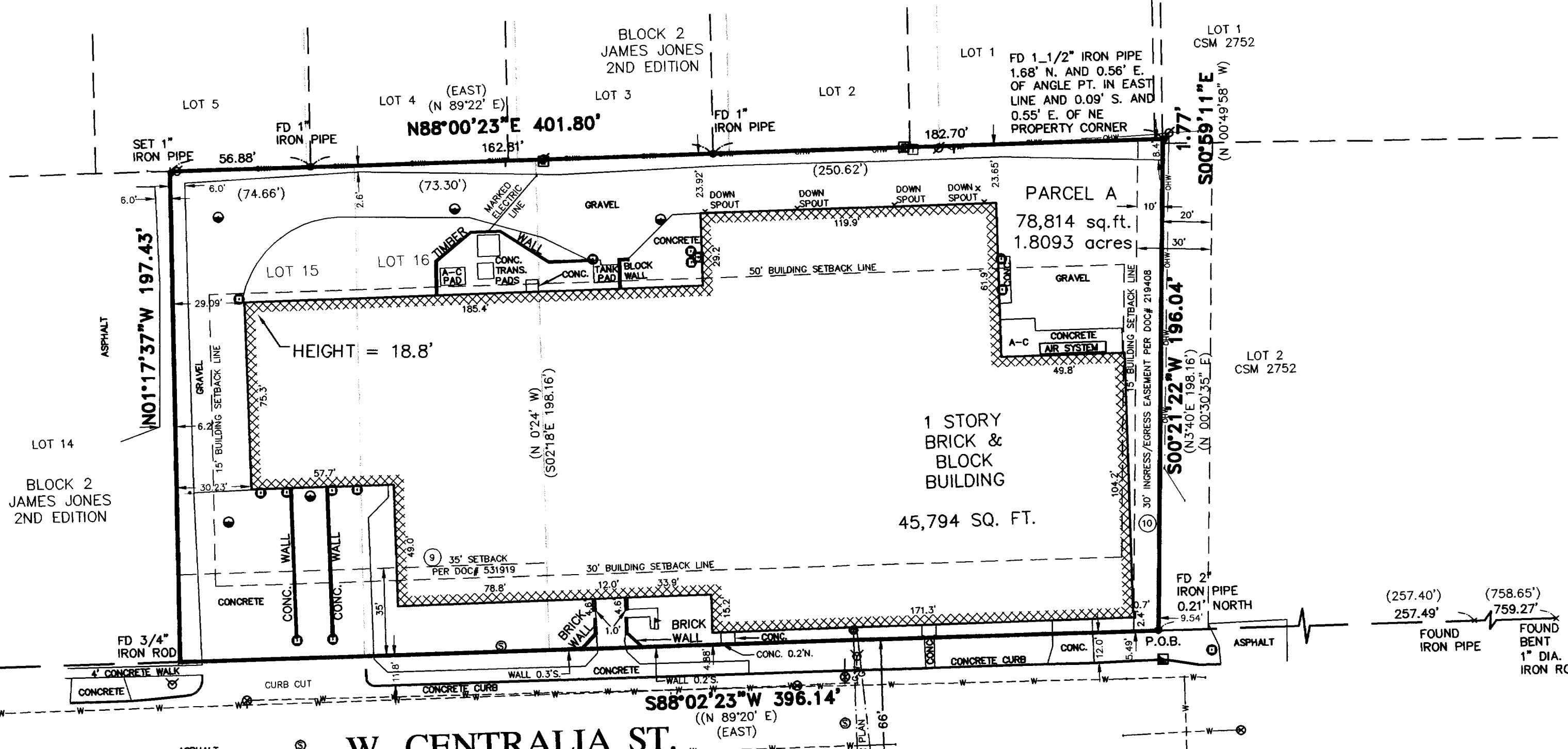
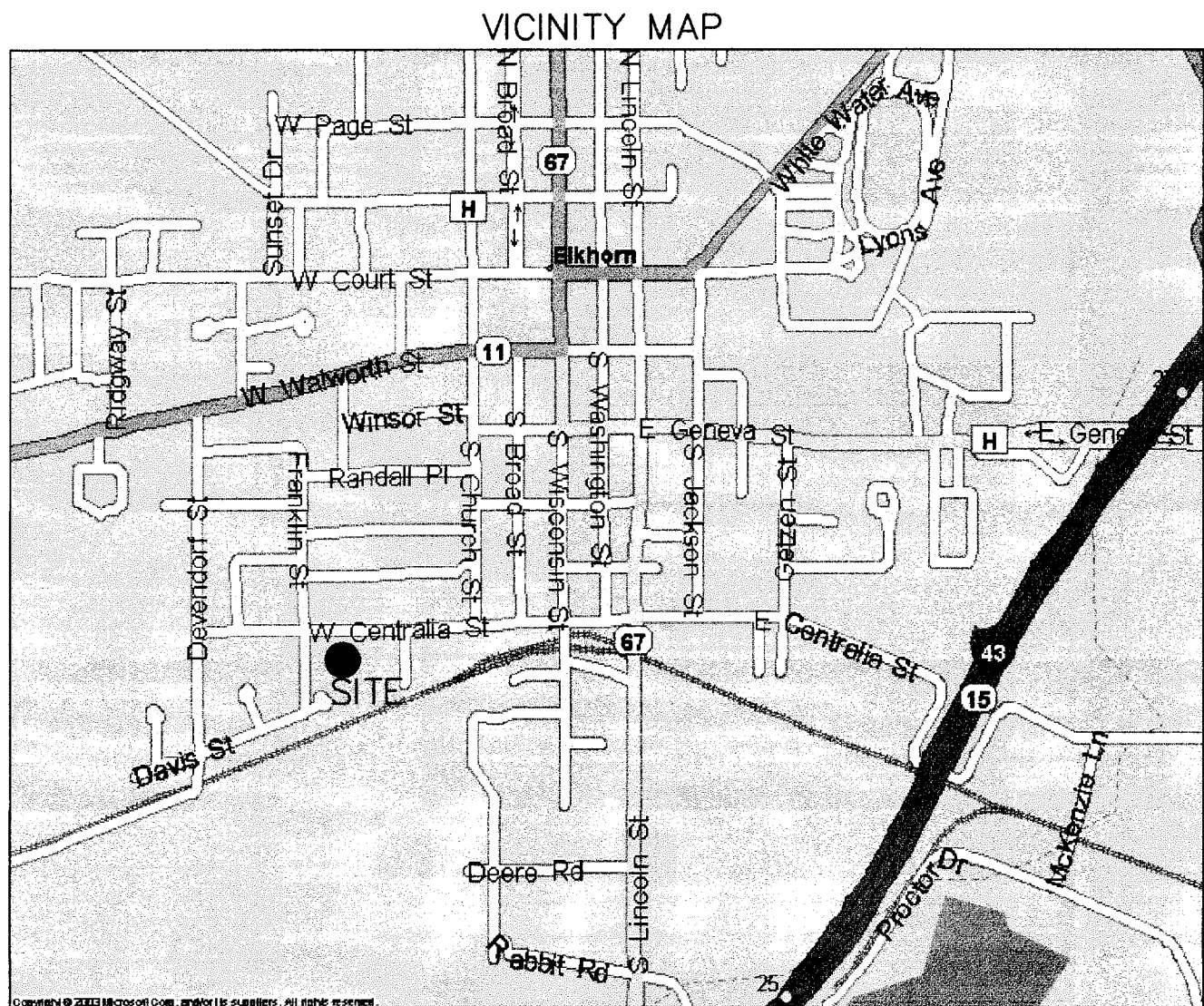
- ▲ BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- + SOIL BORING/MONITORING WELL
- † FLAGPOLE
- ✕ MAILBOX
- ✕ SIGN
- BILLBOARD
- CONTROL BOX
- ✕ TRAFFIC SIGNAL
- ✕ RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- ✕ GUY POLE
- ✕ GUY WIRE
- ✕ LIGHT POLE
- ✕ SPOT/YARD/PEDESTAL LIGHT
- ✕ GROUND OR OTHER SPOT SHOT
- ✕ HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FD MARKED FIBER OPTIC
- ✕ GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- △ STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- ✕ HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- ✕ WATER SURFACE
- ✕ WETLANDS FLAG
- ✕ MARSH
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S-SANITARY SEWER
- S-SANITARY SEWER
- W-WATERMAIN
- W-WATERMAIN
- G-MARKED GAS MAIN
- E-MARKED ELECTRIC
- OHW-OVERHEAD WIRE
- B-BUREAU ELEC. SERV.
- T-MARKED TELEPHONE
- W-MARKED CABLE TV LINE
- FD-MARKED FIBER OPTIC

## SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO: THE BANK OF NEW YORK, IN ITS CAPACITY AS ADMINISTRATIVE AGENT AND COLLATERAL AGENT AND ITS SUCCESSORS AND ASSIGNS IN SUCH CAPACITY AND STEWART TITLE OF MINNESOTA AND STEWART TITLE GUARANTY COMPANY, THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF WISCONSIN, THAT THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY UPON THE GROUND ON NOVEMBER 9, 2005, THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF WISCONSIN FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND MEETS THE "ACCURACY REQUIREMENTS OF AN 'URBAN' SURVEY AS DEFINED THEREIN AND INCLUDES ITEMS 1, 2, 3 AND 4 AND SHOWS THE SIZE AND LOCATION OF ITEMS 6, 7(A), 7(B)(1), 7(B)(2), 7(B)(3), 7(C), 8-11, 14 AND 16 (APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE PROPERTY, AS HEREINAFTER DEFINED) OF TABLE A THEREOF; THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE 1.8 ACRE AND 2.7 ACRE TRACTS KNOWN AS 248 WEST CENTRALIA STREET SHOWN THEREON; THAT THE PROPERTIES ARE SEPARATE TAX LOTS; THAT VISIBLE UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, ENTER SAID TRACT THROUGH ADJOINING PUBLIC STREETS OR AS OTHERWISE SHOWN HEREON AND DO NOT RUN THROUGH OR UNDER ANY BUILDINGS OR IMPROVEMENTS NOT LOCATED ON THE PROPERTY; THAT THERE ARE VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES OR REGULATIONS WITH REFERENCE TO THE LOCATION OF ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATED ON THE PROPERTY; THE NUMBER AND CONFIGURATION OF PARKING SPACES ARE SHOWN; THAT THE RECORD DESCRIPTION OF THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE, AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PROPERTY; THAT THERE ARE NO OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED; NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEY BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN, AND NO ENCROACHMENTS ONTO SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; THAT SAID PROPERTY HAS NOT BEEN DESIGNATED A SPECIAL FLOOD HAZARD AREA; AND THAT ALL ROADS, STREETS AND HIGHWAYS SHOWN THEREIN ARE COMPLETED AND DEDICATED PUBLIC STREETS AND HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE; THAT THE PROPERTY HAS ACCESS TO A DEDICATED PUBLIC STREET OR STREETS KNOWN AS WEST CENTRALIA STREET; AND THAT THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE TITLE COMMITMENT NO. 117805 ISSUED BY THE TITLE COMPANY WITH RESPECT TO THE PROPERTY AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

NOVEMBER 9, 2005

DONALD C. CHAPUT  
WISCONSIN REGISTERED LAND SURVEYOR  
REGISTRATION NO. S-1316



DIGGERS HOTLINE NO. 20054514055

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DRAWING SCALE: 1 INCH = 40 FEET

SHEET 1 OF 1

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