

-CURVE TABLE-							
CURVE NO.	PARCEL NO.	RADIUS LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH
1-2	1	357.13'	N30°58'18"E	N52°29'18"E	S09°27'18"W	43°02'00"	268.23'
2-3	1	1,748.00'	N00°27'45"E	N09°27'18"E	S08°31'48"E	17°59'06"	548.69'

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "M-2" GENERAL MANUFACTURING DISTRICT

FRONT SETBACK: 50 FEET
 SIDE SETBACK: 25 FEET
 REAR SETBACK: 25 FEET
 MAXIMUM BUILDING HEIGHT: 45 FEET
 MINIMUM LOT AREA: 20,000 SQUARE FEET
 MINIMUM LOT WIDTH: 50 FEET
 MAXIMUM IMPERVIOUS COVERAGE: 85%
 PARKING REQUIREMENTS: WAREHOUSE, DISTRIBUTION AND WHOLESALE:: 0.66 SPACES PER EMPLOYEE ON PEAK SHIFT, PLUS 1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA OPEN TO PUBLIC.

THE ZONING INFORMATION SHOWN ABOVE WAS PROVIDED TO THE SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY ON SEPTEMBER 23, 2019 PURSUANT TO ITEM 6(b) OF TABLE A. PZR SITE NUMBER: 132613-1
 REPORT DATE: SEPTEMBER 23, 2019

Zoning Authority:

THE PLANNING & ZONING RESOURCE COMPANY
 1300 SOUTH MERIDIAN AVENUE, SUITE 400
 OKLAHOMA CITY, OK 73108
 TELEPHONE: 405-840-4344

LEGEND OF SYMBOLS & ABBREVIATIONS

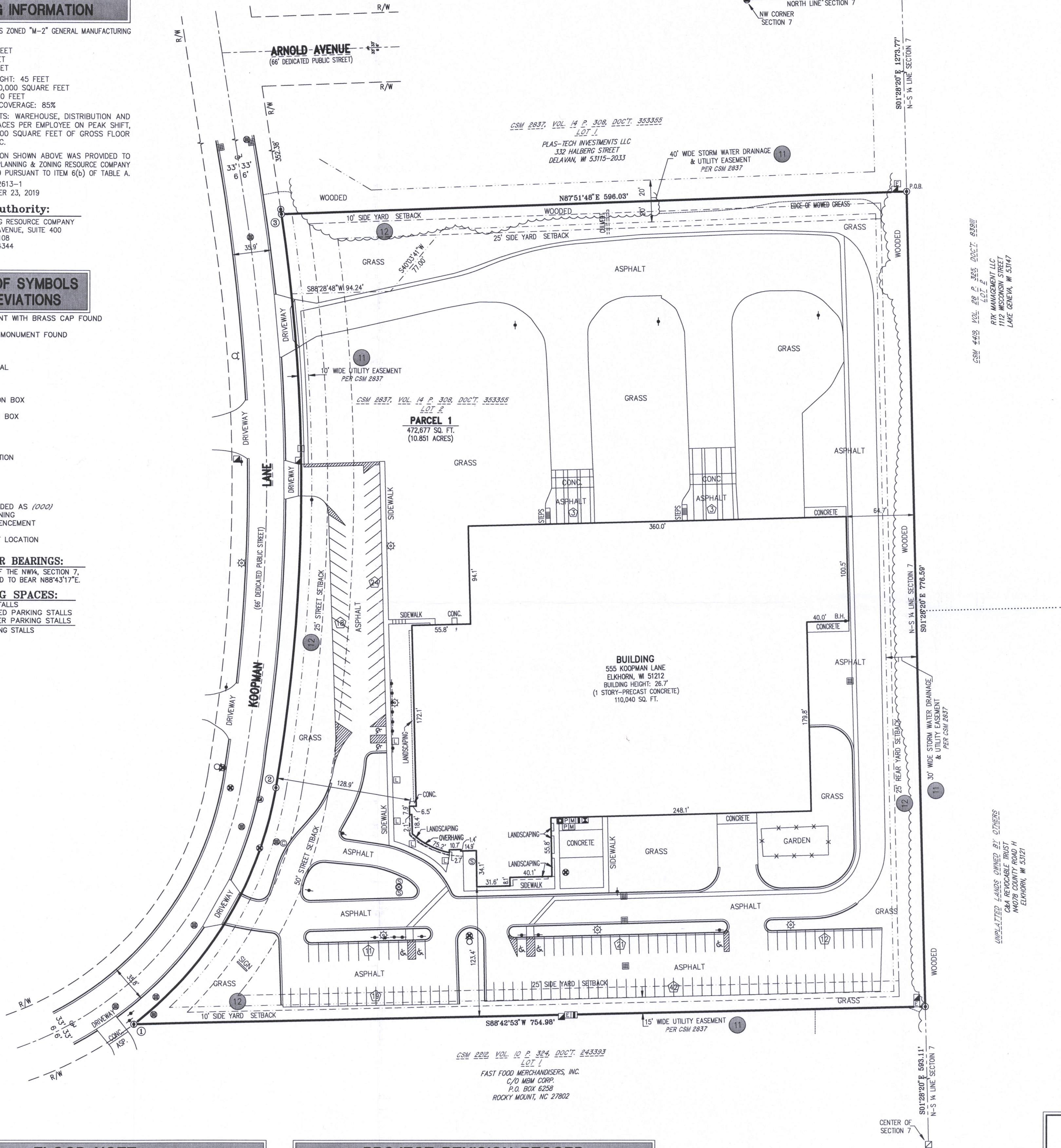
[Symbol] CONCRETE MONUMENT WITH BRASS CAP FOUND
 [Symbol] 1/4" ROD FOUND
 [Symbol] ALUMINUM CAPPED MONUMENT FOUND
 [Symbol] LIGHT STANDARD
 [Symbol] ELECTRIC METER
 [Symbol] ELECTRICAL PANEL
 [Symbol] ELECTRICAL PEDESTAL
 [Symbol] GROUND LIGHT
 [Symbol] SPOT LIGHT
 [Symbol] 8" COVER
 [Symbol] TELEPHONE JUNCTION BOX
 [Symbol] VAULT
 [Symbol] CABLE TV JUNCTION BOX
 [Symbol] MANHOLE
 [Symbol] CATCH BASIN
 [Symbol] HYDRANT
 [Symbol] WATER MAIN VALVE
 [Symbol] FIRE HOSE CONNECTION
 [Symbol] GAS METER
 [Symbol] SIGN
 [Symbol] FLAG POLE
 [Symbol] TREE LINE
 [Symbol] FENCE
 [Symbol] PREVIOUSLY RECORDED AS (2000)
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 R/W RIGHT-OF-WAY
 B.H. BUILDING HEIGHT LOCATION

BASIS FOR BEARINGS:

THE NORTH LINE OF THE NW1/4, SECTION 7, T2N, R17E, ASSUMED TO BEAR N88°43'17"E.

PARKING SPACES:

140 PARKING STALLS
 7 HANDICAPPED PARKING STALLS
 6 SEMI TRAILER PARKING STALLS
 153 TOTAL PARKING STALLS



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55127C0193D, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY TELEPHONE CALL DATED SEPTEMBER 9, 2019 TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
09/16/2019	FIRST DRAFT		
09/19/2019	NETWORK COMMENTS		
09/25/2019	NETWORK COMMENTS		
FIELD WORK: 09/09/2019 DRAFTED: 09/16/2019		CHECKED BY: T.J.T. FB & PG:	

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

MISCELLANEOUS NOTES

- MN1** ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN2** THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE FIELD OR INFORMATION REGARDING CEMETERIES OR BURIAL GROUNDS FOUND IN THE RECORDED DOCUMENTS PROVIDED.
- MN3** RIGHT-OF-WAY WIDTH WERE DETERMINED FROM ABUTTING CERTIFIED SURVEY MAPS, SUBDIVISION PLATS AND/OR HIGHWAY RIGHT-OF-WAY PLATS.
- MN4** AT THE TIME FIELD WORK WAS PERFORMED, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN5** NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES FOUND. THERE WERE NO STREET OR SIDEWALK CONSTRUCTION/REPAIRS OBSERVED AT THE TIME OF THE SURVEY.
- MN6** ADDRESS OF THE PROPERTY WAS OBSERVED IN THE FIELD. 555 KOOPMAN LANE, ELKHORN, WI 53121.
- MN7** THE SUBJECT PROPERTY CONTAINS 472,677 SQUARE FEET OR 10.851 ACRES TOTAL.
- MN8** UTILITIES WERE LOCATED BY OBSERVED ABOVE GROUND EVIDENCE ONLY.
- MN9** THE SUBJECT PROPERTY HAS THREE (3) DRIVEWAYS WITH DIRECT ACCESS TO KOOPMAN LANE, A DULY DEDICATED PUBLIC STREET OR HIGHWAY.
- MN10** FLOOD NOTE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- MN11** THAT THERE ARE NO GAPS OR GORES ON THE SURVEYED PROPERTY IN RELATIONSHIP TO ITS ADJOINERS.

SIGNIFICANT OBSERVATIONS

- A** THERE ARE NO SIGNIFICANT OBSERVATIONS AFFECTING SUBJECT PROPERTY.

ITEMS CORRESPONDING TO SCHEDULE B-II

- 10** PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. (THIS ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY). EASEMENTS AS SET FORTH ON CERTIFIED SURVEY MAP NO. 2837. (THE EASEMENTS ARE PLOTTED AND SHOWN).
- 11** CREATION OF RESTRICTIVE COVENANTS FOR ELKHORN BUSINESS PARK DATED JULY 31, 1991 AND RECORDED IN VOLUME 529 AT PAGE 467 AS DOCUMENT NO. 215881 AND AMENDMENT TO RESTRICTIVE COVENANTS FOR ELKHORN BUSINESS PARK DATED MARCH 10, 1992 AND RECORDED MARCH 12, 1992 RECORDED IN VOLUME 565 AT PAGE 305 AS DOCUMENT NO. 231676. (THIS ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY, PLOTTABLE ITEMS ARE PLOTTED).

RECORD DESCRIPTION

TITLE DESCRIPTION
 LOT 2 OF CERTIFIED SURVEY MAP NO. 2837 AS RECORDED IN VOLUME 14 OF CERTIFIED SURVEYS ON PAGE 308 AS DOCUMENT NO. 353355, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN.
 TAX KEY NO. YA283700002

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. WA-15027, DATED AUGUST 20, 2019.

ALTA/NSPS LAND TITLE SURVEY

FOR
Koopman Lane
NVS Project No. 201904380-1

555 Koopman Lane, Elkhorn, WI 53121

Based upon Title Commitment No. WA-15027
of Commonwealth Land Title Insurance Company
bearing an effective date of August 20, 2019

SURVEYOR'S CERTIFICATION

TO: STAG INDUSTRIAL, INC.; COMMONWEALTH LAND TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2019.



THOMAS J. TRZINSKI
 REGISTRATION NO. 2636
 IN THE STATE OF WISCONSIN
 DATE OF FIELD SURVEY: SEPTEMBER 9, 2019
 DATE OF LAST REVISION: SEPTEMBER 25, 2019
 NV5 NETWORK PROJECT NO. 201904380-1 AAC

PAGE 1 OF 1

Bock & Clark Corporation
 an NV5 Company



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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

YA2837-2 004-2689