

PLAT OF SURVEY

SITUATED ON KOOPMAN LANE, IN THE CITY OF ELKHORN, WISCONSIN.
PART OF THE SE 1/4 OF SECTION 6, T 2 N, R 17 E, IN THE CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 6 LOCATED NORTH 88° 44' 00" EAST 1234.70 FT. FROM THE SOUTH 1/4 CORNER OF SAID SECTION 6;
THENCE NORTHWESTERLY 198.67 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 633.00 FT. AND CHORD NORTH 10° 16' 00" WEST 197.86 FT. TO AN IRON PIPE;
THENCE NORTH 19° 15' 00" WEST 198.00 FT. TO AN IRON PIPE;
THENCE NORTHEASTERLY 181.58 FT. ALONG THE SOUTHERLY RIGHT OF WAY OF KOOPMAN LANE, BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1763.00 FT. AND CHORD NORTH 66° 44' 00" EAST 181.50 FT. TO A POINT;
THENCE SOUTH 26° 13' 00" EAST 498.27 FT. TO THE SOUTH LINE OF SAID SECTION;
THENCE SOUTH 88° 44' 00" WEST 286.51 FT. TO THE POINT OF BEGINNING.
ALSO A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 6, T 2 N, R 17 E, IN THE CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2" IRON PIPE STAKE MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 6;
THENCE CONTINUING ALONG SAID LINE 286.51 FT. NORTH 88° 44' 00" EAST TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED;
THENCE NORTH 26° 13' 00" WEST 498.27 FT. TO THE SOUTHERLY RIGHT OF WAY LINE OF KOOPMAN LANE;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE 173.32 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1763.00 FT. AND A CHORD NORTH 60° 56' 48" EAST 173.25 FT. TO A POINT;
THENCE SOUTH 23° 56' 00" EAST 577.11 FT. TO THE SOUTH LINE OF SAID SECTION 6;
THENCE SOUTH 88° 44' 00" WEST 165.49 FT. ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING.

JANUARY 25, 1994

LAKE GENEVA HOLDINGS, INC.

SURVEY NO. 155761-S

DECLARATION OF RESTRICTIONS "ELKHORN INDUSTRIAL PARK" PER DOCUMENT NO. 111960 - EXHIBIT "C" AND DOCUMENT NO. 217482 ALSO DOCUMENT NO. 45403 AND DOCUMENT NO. 111959

SETBACK	50.00
SIDEYARD	10.00 MINIMUM
	30.00 TOTAL
REAR YARD	25.00

SURVEYOR'S CERTIFICATE

I CERTIFY AS OF THE DATE HEREON THAT THIS SURVEY CORRECTLY SHOWS (i) THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER ABOVE GROUND IMPROVEMENTS SITUATED ON THE ABOVE DESCRIBED PREMISES; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO BUILDING SETBACK LINES, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, EASEMENTS, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE ADJOINING PREMISES; (ii) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINES OF THE PREMISES AND ANY VISIBLE EASEMENTS LOCATED ON, OR OF RECORD AFFECTING THE SAID PREMISES; (iii) THE LOCATION AND NUMBER OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE PREMISE; (iv) THE DIMENSIONS OF ALL IMPROVEMENTS ON SAID PREMISES AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SAID PREMISES; AND (v) THE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT, THE DISTANCE TO THE NEAREST INTERSECTION STREET, THE POINT OF REFERENCE FROM WHICH THE PREMISES ARE MEASURED, THE WIDTH OF THE STREETS ON WHICH THE PREMISES ABUT, AND AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF WALWORTH COUNTY, WISCONSIN, IDENTIFYING ALL EASEMENTS OF RECORD CROSSING OR AFFECTING THE SAID PREMISES. I FURTHER CERTIFY THAT NO PART OF THE PREMISES LIES WITHIN A HUNDRED-YEAR FLOOD PLAIN OR IN AN IDENTIFIED FLOOD PRONE AREA OR AN AREA WHICH IS SUBJECT TO "SPECIAL FLOOD HAZARD," AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER ACT OF 1973, AS AMENDED, OR WITHIN A WETLAND FLOODPLAIN, OR LAKESHORE EROSION HAZARD AREA AS SHOWN ON ANY MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THAT THERE IS NO FAULT OR SHEAR LINE IN THE VICINITY OF THE CITY OF ELKHORN, AS SHOWN ON ANY MAP PREPARED BY THE WISCONSIN GEOLOGICAL SOCIETY OR THE U.S. GEOLOGICAL SURVEY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS OF LAND TITLE SURVEYS ESTABLISHED BY ALTA AND ACSM IN 1992.

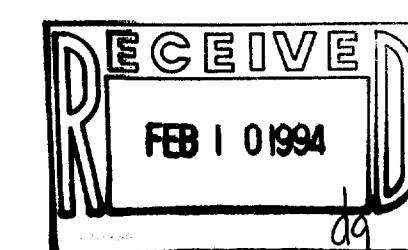
SPECIAL NOTE: CITY OF ELKHORN DOES NOT PARTICIPATE IN FEDERAL EMERGENCY MANAGEMENT AGENCY. THEREFORE, THERE IS NO INFORMATION AVAILABLE FOR HUNDRED YEAR FLOOD PLAIN AS DEFINED BY THE FLOOD DISASTER ACT OF 1973.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HEREOF.

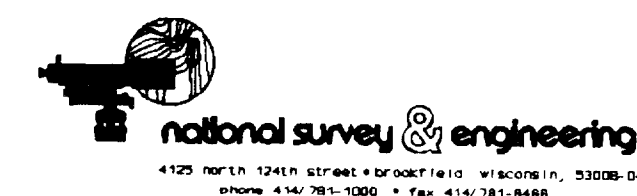
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE 1/26/94

Kenneth E Berke
KENNETH E. BERKE, REGISTERED WISCONSIN
LAND SURVEYOR S107



I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY (PROPERTY) AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATIONS OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE HEREOF.



Kenneth E Berke
KENNETH E. BERKE, REGISTERED WISCONSIN LAND SURVEYOR S107

SCALE: 1" = 30'

