

# ALTA/ACSM LAND TITLE SURVEY

## CLIENT

Cope Plastics Inc.

## SITE ADDRESS

170 Wild Rose Road, Village of Genoa City, Walworth County, Wisconsin.

## LEGAL DESCRIPTION

Lots Sixty-seven (67) and Sixty-eight (68) in CORPORATE RIDGE PHASE I, a Subdivision in the Village of Genoa City, Walworth County, Wisconsin, according to the plat thereof recorded in Cabinet C of Plats, Slide 50, as Document No. 432918, and being a part of the Northeast One-quarter (1/4) of Section Thirty-six (36), in Township One (1) North, Range Eighteen (18) East.

## BASIS OF BEARINGS

Bearings are referenced to the North line of Wild Rose Road which is taken to bear N88°32'57"W per the Plat of Corporate Ridge Phase I

## TITLE COMMITMENT

This survey was prepared based on Old Republic National Title Insurance Company Commitment No. 1412R0025, effective date of November 19, 2014 which lists the following easements and/or restrictions from schedule B-II:

2 & 4 visible evidence shown, if any. 1, 3, 5, 6, 7, 8, 9, 10 & 18 not survey related.

11. Easement for Underground Electric Line Facilities and Communication Line Facilities recorded on November 12, 1999 in Volume 667 of Deeds, at Page 8856, as Document No. 431200. **Affects site by location, shown.**

12. Easement Grant recorded on August 17, 1961 in Book 568 at Page 493, as Document No. 531794. **Affects site by location.**

13. Utility Easement recorded on June 11, 1956 in Volume 497 of Deeds at Page 400, as Document No. 481118. **Affects site by location.**

14. Restrictions, conditions, covenants, easements, charges and/or assessments set forth in a Declaration of Protective Covenants for Corporate Ridge Genoa City, Wisconsin, recorded on January 19, 2000 in Volume 669 of Deeds at Page 1381, as Document No. 435778 and modified by a First Amendment to Declaration of Protective Covenants for Corporate Ridge, Genoa City, Wisconsin, recorded on January 19, 2005 as Document No. 628994, and corrected by an Affidavit of Correction recorded on July 5, 2007 as Document No. 712859.

15. 25' Easement for WI Southern Gas Co. as shown on the recorded plat of Corporate Ridge Phase I. **Affects site by location, shown.**

16. Public Utility Easement as shown on the recorded plat of Corporate Ridge Phase I. **Affects site by location, shown.**

17. Notes shown on the recorded plat of Corporate Ridge Phase I, reciting as follows:  
a) When lots are purchased in groups 2 or more lots, public utility easements will be along the outermost lines of the total purchased parcel.  
b) A minimum lot frontage of 200 ft. must be observed. Lot/Lots must be purchased in observance of the 200 ft. frontage minimum.  
**Affects site by location.**

## PARKING SPACES

There are 23 regular parking spaces and 2 handicap space marked on this site.

## FLOOD NOTE

According to the flood insurance rate map of the County of Walworth, Community Panel No. 55127C0368D, effective date of October 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

## MUNICIPAL ZONING

-Per Village Zoning Administrator on December 17, 2014  
Site is zoned: BP (Business Park District)  
Front setback: 50 feet for Building and 25 feet for Parking  
Side setback: 15 feet for Building and 5 feet for Parking  
Rear setback: 20 feet for Building and 5 feet for Parking  
Maximum Building Height: 45 feet  
Parking Requirements: 1 stall for each employee, per shift.

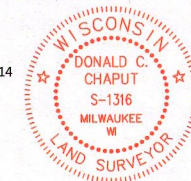
## LAND AREA

The Land Area of the subject property is 70,910 square feet or 1.6279 acres.

TO: The Mozelle O. Cope/Beem Family Limited Partnership  
Old Republic National Title Insurance Company  
Wisconsin Title Service Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), and 21 of Table A thereof. The field work was completed on December 12, 2014.

Date of Map: December 17, 2014



Donald C. Chaput  
Registered Land Surveyor  
Registration Number S-1316

CHAPUT LAND SURVEYS LLC  
234 W. FLORIDA STREET  
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The information on this survey is confidential and may be protected by the

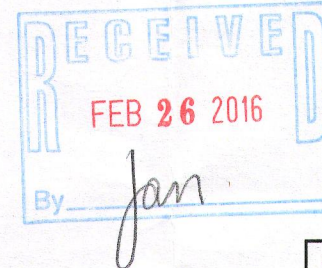
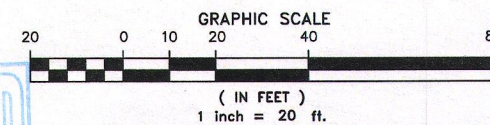
surveyors work product doctrine or the surveyor / client privilege.

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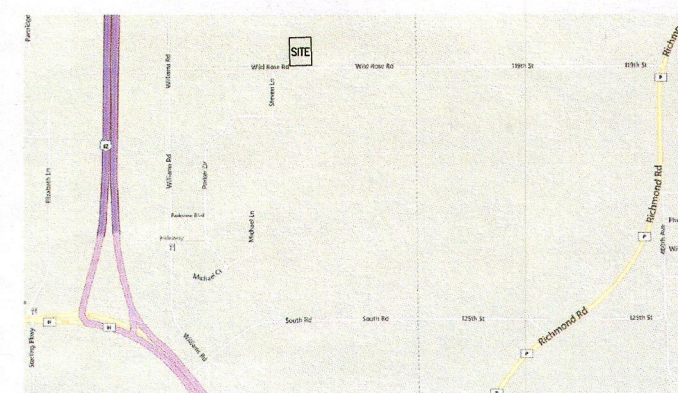
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## LEGEND

● INDICATES FOUND 1" IRON PIPE	☐ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	☐ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	☐ CONTROL BOX
⊙ SANITARY MANHOLE	☐ FIBER OPTIC SIGN
⊙ SANITARY CLEANOUT OR VENT	☐ TRAFFIC LIGHT
⊙ M.I.S. MANHOLE	☐ COMMUNICATION MANHOLE
⊙ UNKNOWN MANHOLE	⊙ BOLLARD
⊙ STORM MANHOLE	⊙ SOIL BORING/MONITORING WELL
⊙ INLET (ROUND)	⊙ WATER SURFACE
⊙ INLET (SQUARE)	⊙ WETLANDS FLAG
⊙ STORM SEWER END SECTION	⊙ MARSH
⊙ GAS VALVE	⊙ FLAGPOLE
⊙ GAS METER	⊙ PARKING METER
⊙ WATER VALVE	⊙ SIGN
⊙ HYDRANT	⊙ MAILBOX
⊙ WATER MANHOLE	⊙ RAILROAD CROSSING SIGNAL
⊙ WATER SERVICE CURB STOP	⊙ HANDICAP SPACE
⊙ WELL HEAD	⊙ CONIFEROUS TREE
⊙ STAND PIPE	⊙ DECIDUOUS TREE
⊙ WALL INDICATOR VALVE	— SANITARY SEWER
⊙ POST INDICATOR VALVE	— STORM SEWER
⊙ LIGHT POLE	— WATERLINE
⊙ SPOT/YARD LIGHT	— MARKED GAS MAIN
⊙ UTILITY POLE	— MARKED ELECTRIC
⊙ GUY POLE	— OVERHEAD WIRES
⊙ GUY WIRE	— MARKED TELEPHONE
⊙ ELECTRIC MANHOLE	— MARKED CABLE TV LINE
⊙ ELECTRIC PEDESTAL	— MARKED FIBER OPTIC
⊙ ELECTRIC METER	— FENCE
⊙ TELEPHONE MANHOLE	



TCR-67  
TCR-68

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