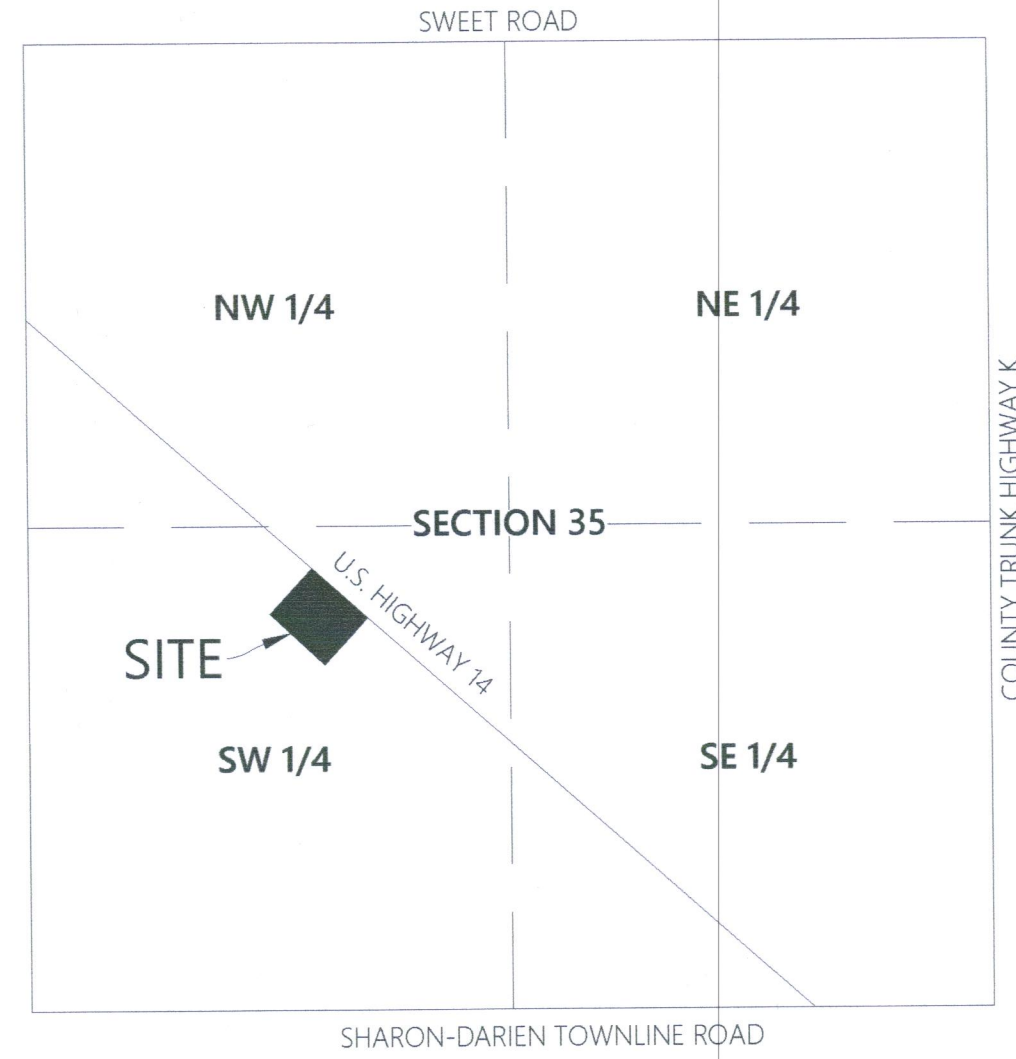


CONDITIONAL USE MAP/REZONE MAP
OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1434, BEING PART OF THE
NE 1/4 OF THE SW 1/4 OF SECTION 35, T. 2 N., R. 15 E., OF THE 4TH P.M.,
DARIEN TOWNSHIP, WALWORTH COUNTY, WISCONSIN

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION - ENTIRE PARCEL

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 921060671 DATED 06/04/2021

Parcel 1: Lot 1 of Certified Survey Map No. 1434, recorded in Volume 6 of Certified Survey Maps, page 324, as Document No. 116558, being in the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 2 North, Range 15 East, said land being in the Town of Darien, Walworth County, and State of Wisconsin.

1st Key: 18A1434-02001

LEGAL DESCRIPTION - REZONE PARCEL (P-1 TO B-4 ZONING)

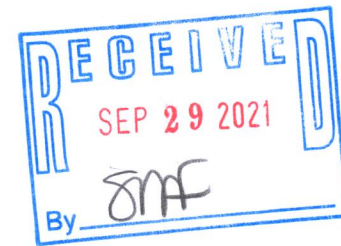
Part of Lot 1 of Certified Survey Map No. 1434, recorded in Volume 6 of Certified Survey Maps, page 324, as Document No. 116558, being part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 2 North, Range 15 East, Town of Darien, Walworth County, and State of Wisconsin.

Described as follows: Beginning at the most Southern corner of Lot 1 of said Certified Survey Map No. 1434, thence North 49°46'49" West along the Southwesterly line of said Lot 1 a distance of 411.30 feet; thence South 82°58'08" East a distance of 411.18 feet; thence South 48°46'49" East a distance of 73.17 feet to the Southeastery line of said Lot 1; thence South 41°13'03" West a distance of 231.05 feet to the point of beginning. Containing 36,200 square feet (0.290 acres) of land, more or less.

NOTES CORRESPONDING TO SCHEDULE B, PART II ITEMS

Items 1-12 are considered general in nature or non-survey related and are not listed.

- Easement given to Wisconsin Power and Light Company by instrument recorded December 8, 1936 in Volume 248 of Deeds on page 236 as Document No. 320910. NOT PLOTTABLE. NO SPECIFIC LOCATION OR WIDTH OF EASEMENT PROVIDED.
- Right-of-Way Authorization given to General Telephone Company of Wisconsin by instrument recorded November 22, 1970 in Volume 27 of Records on page 583 as Document No. 624224. PLOTTED HEREON.
- Notice of Nonaccess to or Across a Controlled-Access Highway recorded March 31, 2005 as Document No. 635107. DOES NOT AFFECT SURVEYED PARCEL.
- Authorization for Access to or Across a Controlled-Access Highway recorded March 31, 2005 as Document No. 635108. CONSENTS TO THE DIRECT ACCESS OF ONE PRIVATE DRIVEWAY, EXISTING DRIVEWAY ACCESS PLOTTED HEREON.
- Covenants & Restrictions dated September 4, 2007 and recorded September 6, 2007 as Document No. 718261. NOT A SURVEY RELATED ITEM.
- Access Easement & Agreement dated September 4, 2007 and recorded September 6, 2007 as Document No. 718262. GRANTS AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS TO, OVER, ON, THROUGH AND ACROSS THE EXISTING DRIVEWAY ACCESS FROM US HIGHWAY 14 TO AFFORD ACCESS TO THE PROPERTY APPROXIMATELY 370' NORTHWEST OF SURVEYED PROPERTY. ALSO ALLOWS FOR RELOCATION OF THE EXISTING DRIVEWAY TO A LOCATION WEST OF THE SURVEYED PROPERTY ON A SEPARATE PROPERTY. NO SPECIFIC LOCATION OF WIDTH OF EASEMENT PROVIDED. SEE RECORDED DOCUMENT FOR MORE INFORMATION.



Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Rock

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents the size and location of the property, exterior boundaries, the location of all visible structures, and dimensions of all principle buildings thereon, fences, easements of record, and roadways, 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 year from the date hereof.
Given under my hand and seal this 28th day of June, 2021 at Beloit, Wisconsin
Last day of field work June 17th, 2021
Revised this 12th day of July, 2021.
Revised this 2nd day of August, 2021.
Revised this 7th day of September, 2021.



MONUMENT KEY
Iron Pipe Found
Record Information

LEGEND
Existing Boundary Line
Existing Right-of-Way
Existing Easement Line
Existing Centerline
Existing Fence
Existing Overhead Power
Existing Telephone Pedestal
Existing Utility Pole
Existing Guy Wire
Existing Light Pole
Existing Electric Meter
Existing Air Conditioner
Existing Manhole
Existing Septic Tank
Existing Well
Existing Sign

Scale: 1" = 30'
DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE SOUTHERLY LINE OF U.S. HIGHWAY 14 BEARING S 48°47'10" E

SITE INFORMATION:

EXISTING ZONING:
B-4 103,318 SF (2.37 AC)
P-1 56,213 SF (1.29 AC)
PROPOSED ZONING:
B-4 159,531 SF (3.66 AC)



2857 Barellis Drive
Beloit, Wisconsin 53511
608.365.4464
www.rlbatterman.com

Batterman
engineers surveyors planners

PLAT OF SURVEY
FOR
N2669 HIGHWAY 14
DARIEN, WI 53114

FOR THE EXCLUSIVE USE OF:
ROBERT LAROCQUE
515 W. BELDEN AVENUE, UNIT #15
CHICAGO, IL 60614

ORDER NO: 33951
BOOK: SEE FILE
FIELD CREW: DIE
DRAWN BY: DIE
SHEET 1 OF 1

The Name: 133892-340003551 - Robert Larocque and Robert Larocque & Sons

BA1434-1

9/5-8/5