

# PLAT OF SURVEY LOTS 5 THROUGH 26 OF LAKE PRAIRIE BUSINESS PARK

RECORDED IN CABINET C ON SLIDE 121 AS DOCUMENT NO. 508910  
LOCATED IN THE NE 1/4, SE 1/4, SW 1/4, AND NW 1/4 OF THE SW 1/4 OF  
SECTION 23, TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN,  
INCLUDING PART OF VACATED COUNTY TRUNK HIGHWAY "F"

NOTE: LOTS 7 THRU 10 ARE SUBJECT TO A CROSS ACCESS BLANKET EASEMENT FOR TRAFFIC  
OVER ANY PARKING AREAS OR DRIVES AS MAY BE CONSTRUCTED ACROSS SAID LOTS.  
NOTE: LOTS 22 THRU 23 ARE SUBJECT TO A CROSS ACCESS EASEMENT FOR TRAFFIC OVER ANY  
PARKING AREAS OR DRIVES AS MAY BE CONSTRUCTED ACROSS SAID LOTS.

| CURVE/LOT   | TANGENT IN     | RADIUS  | CENT. ANG.    | CHORD BRG      | CHORD DIST | ARC    | TANGENT OUT    |
|-------------|----------------|---------|---------------|----------------|------------|--------|----------------|
| C-1         | N 01-26-11.0 W | 1860.00 | 8-28-13.0     | S 02-47-55.0 W | 274.72     | 274.97 | N 7-02-02.0 W  |
| C-2         | N 37-02-35.0 W | 68.00   | 30-03-48.0    | N 22-01-00.0 W | 34.23      | 34.63  | N 6-59-08.0 W  |
| C-3         | N 4-59-06.0 W  | 1000.00 | 2-44-25.0     | N 8-21-18.5 E  | 47.82      | 47.83  | N 9-43-31.0 W  |
| C-4         | N 9-43-31.0 W  | 793.00  | 38-17-39.0    | N 8-25-18.5 E  | 520.20     | 530.01 | N 28-34-08.0 E |
| C-4/LOT 5   |                |         |               |                |            |        |                |
| C-4/LOT 6   |                |         |               |                |            |        |                |
| C-4/LOT 7   |                |         |               |                |            |        |                |
| C-5         | N 28-34-08.0 E | 25.00   | 88-14-55.0    | N 15-53-19.5 W | 34.81      | 38.51  | N 68-40-47.0 W |
| C-6         | N 58-40-47.0 W | 25.00   | 90-00-47.0 W  | S 39-27-35.0 E | 35.36      | 39.27  | S 30-19-13.0 W |
| C-7         | S 39-19-13.0 W | 2080.00 | 12-24-35.0    | S 36-31-30.5 E | 449.63     | 450.51 | S 42-43-48.0 W |
| C-7/LOT 10  |                |         |               |                |            |        |                |
| C-7/LOT 11  |                |         |               |                |            |        |                |
| C-8         | S 42-43-48.0 W | 25.00   | 89-01-20.0    | S 37-52-50.5 E | 34.87      | 38.58  | S 45-41-32.0 E |
| C-9         | S 45-41-32.0 E | 727.00  | 24-44-41.0    | S 58-03-52.5 E | 311.54     | 313.97 | S 70-26-13.0 E |
| C-9/LOT 11  |                |         |               |                |            |        |                |
| C-9/LOT 12  |                |         |               |                |            |        |                |
| C-10        | S 70-26-13.0 E | 803.00  | 68-53-26.0    | S 35-59-30.0 E | 808.38     | 965.50 | S 1-32-47.0 E  |
| C-10/LOT 12 |                |         |               |                |            |        |                |
| C-10/LOT 13 |                |         |               |                |            |        |                |
| C-10/LOT 14 |                |         |               |                |            |        |                |
| C-10/LOT 15 |                |         |               |                |            |        |                |
| C-10/LOT 16 |                |         |               |                |            |        |                |
| C-11        | N 1-32-47.0 W  | 737.00  | 17-19-36.0    | N 54-20-50.0 W | 351.57     | 352.09 | N 70-26-13.0 W |
| C-12        | N 70-26-13.0 E | 793.00  | 24-44-41.0    | N 58-03-52.5 E | 339.62     | 342.48 | N 45-41-32.0 W |
| C-12/LOT 17 |                |         |               |                |            |        |                |
| C-13        | N 45-41-32.0 W | 25.00   | 88-25-19.0    | N 59-54-10.5 E | 34.86      | 38.58  | S 45-53-11.0 W |
| C-14        | S 45-53-11.0 W | 2080.00 | 0-46-45.0     | S 46-16-33.5 W | 28.29      | 28.29  | S 48-39-56.0 W |
| C-15        | S 48-39-56.0 W | 480.00  | 38-08-00.0    | S 28-35-56.0 W | 290.10     | 290.10 | S 10-31-56.0 W |
| C-16        | N 30-19-13.0 E | 25.00   | 80-00-00.0    | N 14-40-47.0 W | 35.36      | 39.27  | N 60-47-47.0 W |
| C-17        | S 78-30-38.0 E | 68.00   | 136-38-12.0 E | S 08-11-30.0 E | 122.68     | 123.39 | S 50-07-36.0 W |
| C-17/LOT 23 |                |         |               |                |            |        |                |
| C-17/LOT 24 |                |         |               |                |            |        |                |
| C-18        | S 60-07-36.0 W | 60.00   | 45-37-24.0    | S 37-18-54.0 W | 51.18      | 52.55  | S 42-47-00.0 W |
| C-19        | S 19-58-56.0 E | 327.28  | 17-20-36.0    | S 29-55-46.5 E | 113.04     | 113.81 | S 39-52-28.0 E |
| C-20        | S 39-52-28.0 E | 25.00   | 93-27-36.0    | S 86-36-16.0 E | 36.41      | 40.78  | N 46-39-56.0 E |
| C-21        | N 46-39-56.0 E | 2000.00 | 16-20-43.0    | N 38-29-34.5 E | 570.58     | 570.58 | N 30-19-13.0 E |
| C-21/LOT 28 |                |         |               |                |            |        |                |
| C-21/LOT 22 |                |         |               |                |            |        |                |

CURVE DATA TABLE

- LEGEND
- = FOUND IRON PIPE STAKE
  - = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
  - = SET SOLID ROUND IRON BAR STAKE, 1 5/16" DIA. x 30" x 4.60 lbs./ft.
  - = SET IRON BAR STAKE, 3/4" DIA. x 24" x 1.50 lbs./ft.
  - (XXX) = RECORDED AS
  - D.R.A. = DRIVEWAY RESTRICTED AREA (NO VEHICULAR ACCESS ALLOWED)
  - L.A.A. = LIMITED ACCESS AREA (VEHICULAR ACCESS ALLOWED)

AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. 50, AS SHOWN ON THE LAND DIVISION MAP EXCEPTING THEREFROM LOTS 8 AND 9 WHICH SHARE A COMMON ACCESS AND LOT 23; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS.

NOTE "A": THAT PART OF COUNTY HIGHWAY "F" TO BE DISCONTINUED/ABANDONED AFTER CONSTRUCTION OF THE RELOCATED HIGHWAY AND PRESCRIBED PROCEDURES FOR ROADWAY DISCONTINUANCE/ABANDONMENT FOLLOWED, TO BECOME APPURTENANT TO THE ABUTTING LANDS AS SHOWN. AREAS SHOWN REPRESENT TOTAL LOT AREA PRIOR TO HIGHWAY DISCONTINUANCE/VACATION.

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01-26-11" W | 132.73   |
| L2   | N 85-10-00" W | 34.86    |
| L3   | N 45-41-32" W | 28.74    |
| L4   | N 01-32-47" W | 20.00    |
| L5   | S 01-32-47" E | 20.00    |
| L6   | S 45-41-32" E | 28.74    |

CURVE DATA TABLE

NOTE: NO BUILDINGS EXIST ON ANY LOTS AS OF THE DATE OF THIS SURVEY.

SURVEYOR'S NOTES:

- EXCEPTION NO. 12 CHICAGO TITLE COMMITMENT ORDER NO. 428303 DESCRIBES A DEVELOPMENT RESTRICTION EASEMENT WHICH STATES TREES, SHRUBS, BUSHES, CROPS, BUILDINGS OR BOARD FENCES ARE RESTRICTED IN AN AREA SHOWN ON THIS PLAT.
- EXCEPTION NO. 13 CHICAGO TITLE COMMITMENT ORDER NO. 428303 DESCRIBES A GRANT OF EASEMENT OVER A 10 FOOT WIDE STRIP OF LAND FOR THE INSTALLATION AND MAINTENANCE OF POWER POLES AND ELECTRIC LINES AS SHOWN ON THIS PLAT.
- DOCUMENT NO. 540400 AS DESCRIBED IN BOTH EXCEPTION NO. 12 AN EXCEPTION NO. 13, AS LISTED ABOVE, IS A WARRANTY DEED FOR LOTS 1 THROUGH 26 OF LAKE PRAIRIE BUSINESS PARK ALSO EXCEPTING THE EASEMENTS DESCRIBED IN EXCEPTION NO. 12 AND EXCEPTION NO. 13 AS LISTED ABOVE ALONG WITH AN ACCESS EASEMENT ACROSS LOTS 1 AND 2 WHICH DO NOT AFFECT SUBJECT SURVEY.
- WALWORTH COUNTY INTERACTIVE MAPPING SYSTEM APPEARS TO BE SHOWING PRAIRIE DRIVE (RELOCATION OF C.T.H. "F") AS 100 FOOT WIDE INSTEAD OF 80 FOOT WIDE AS SHOWN ON THE RECORDED PLAT OF LAKE PRAIRIE BUSINESS PARK. NO OTHER DOCUMENTATION SUGGESTS THE RIGHT OF WAY WIDTH IS 100 FOOT WIDE.

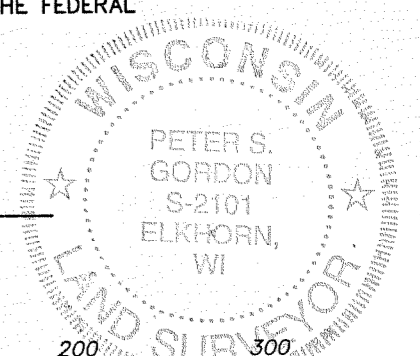
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY TO WALWATOSA SAVINGS BANK, RICHARD PFEIL, AND CHICAGO TITLE INSURANCE COMPANY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, 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.

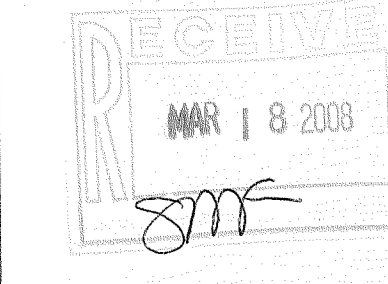
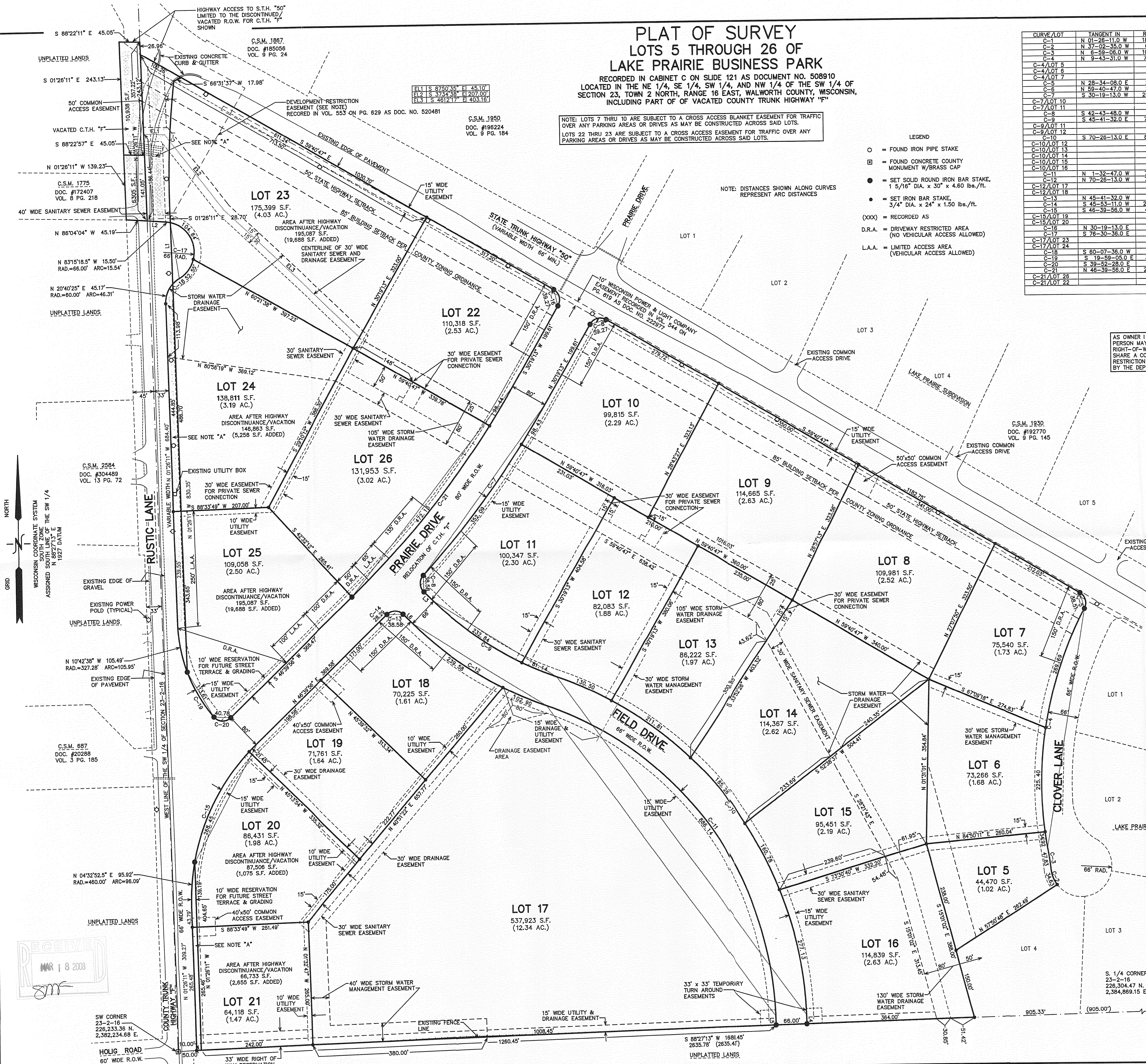
I FURTHER CERTIFY THAT THE LANDS SURVEYED FALL IN FLOOD HAZARD AREA "C" (AREAS OF MINIMAL FLOODING), AS SHOWN ON FLOOD INSURANCE RATE MAP OF PANEL NO. 550462 0070B, EFFECTIVE DATE OF AUGUST 15, 1983 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED: FEBRUARY 29, 2008

PETER S. GORDON  
S-2101  
ELKHORN, WI

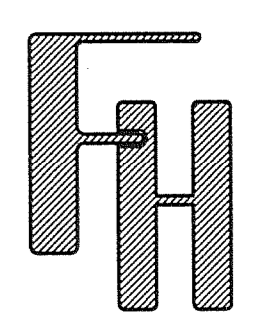


MAP SCALE IN FEET ORIGINAL 1"= 100'



FLPB-5 thru FLBP-26

216-4507



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REVISIONS

PROJECT NO. 3771.2008  
DATE 2/15/2008  
SHEET NO. 1 OF 1