Plat of Survey

of

Lot 1 of Certified Survey Map No. 4415,

recorded in Vol. 28 of Certified Survey Maps of Walworth County on Page 314 and located in the Northwest 1/4 of the Southwest 1/4 of Section 4, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

Surveyed for:

Walworth County Alliance for Children, Inc.
W4051 County Road NN
Elkhorn, Wisconsin. 53121

Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

DOUGLAS OLSON S-2093 ELKHORN, WI — WISCONSIN — LAND SURVEYOR — Not Certified Unless Stamped in Red.

Notes:

1) This survey plat is not certified unless signed and scaled in red ink.
2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Jensen & Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property and the map hereon is correct to the best of my professional knowledge and belief and shows the size and location 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 title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

Survey date: September 21, 2012.
Revisions: No. 1 – Proposed Building
No. 2 – Spot Elevations

Scale in Feet
1" = 30'
0' 15' 30' 60' 90'

Jensen & Olson Land Surveying, LLC
45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
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Legend
- Found Iron Pipe/Rebar/Corner
- Found Concrete Mon.
- Recorded Information
- Set 1" dia. Iron Pipe or Pkd Nail
- Manhole
- Water Valve
- Water Shut Off
- Riser Pipe
- Utility Pedestal
- Fiber Optic Marker
- Sign
- Gas Marker
- Deciduous Tree
- Coniferous Tree
- Asphalt Surface
- Concrete Surface
- Gravel Surface

Set Wood Stake October 4, 2012.

Sheet 1 of 1 Sheets

Drawing Name: C:\jet\7y-2011\12-2011\12Plat.dwg

Job Reference Number
2011.132

2011.132

West 1/4 Corner Section 4-2-17.
N. 245,141.96
E. 2,402,938.58

Benchmark
Elevation = 1043.545

120.05'

City of Elkhorn
Town of Geneva

County Trunk Highway NN
(66' Wide)

485.21'
Proposed Highway Dedication
0.367 Acre, 15,995 Sq.Ft.

53.00'

N89°50'15"E 2651.09'
North line of the Southwest 1/4 of Section 4-2-17.

Center 1/4 Corner Section 4-2-17.
N. 245,149.48
E. 2,405,589.57

City of Elkhorn
Town of Geneva

Benchmark
Found chiseled cross on North side of flange.
Elevation = 1045.44.

N89°50'15"E ◇ 484.22'

Fiber Optic Sign

N89°50'15"E

40.00'

70.00'

Signage Easement Area
Document No. 847487.

Sign

Gas Sign

Tax Parcel
JG 500001A

Tax Parcel
JG 400002

City of Elkhorn
Town of Geneva

N1°52'38"W 2634.70'
West line of the Southwest 1/4 of Section 4-2-17.

N1°52'38"W 475.21'

Lot 1
C.S.M. 4415
Tax Parcel
JA441500001
5.203 Acres
226,627 Sq.Ft.

Old Sidewalk

S0°09'45"E 475.00'

Utilities Easement Area and Landscape Easement
Document No. 847487.

N0°09'45"W 280.00'

S0°09'45"E 370.00'

475.00'

Tax Parcel
JG 400002

Existing Building Floor Elevation 1043.14.

15' Wide Electric Line – Right-of-Way Easement
Vol. 658, Page 6872, Doc. No. 278908.

Access Easement Area and Landscape Easement
Document No. 847487.

192.0'

N89°16'27"E 44.72'

Signage Easement Area
Document No. 847487.

Benchmark
60d Spike in West Face of 18" Tree.
Elevation = 1045.00.

Existing Building

S89°58'00"E 70.00'

S0°09'45"E 25.00'

N89°50'00"E 115.00'

N44°22'27"E 59.14'

S88°18'00"E 120.00'

Curb Island

Proposed Building

60.0'

116.0'

S63°38'51"E 44.72'

Rim Elev.=1040.08

N63°38'51"W 44.72'

N0°09'45"W 50.00'

S89°50'15"W 470.00'

S89°50'15"W 40.00'

S89°50'15"W 70.00'

S0°56'00"E 193.00'

Parking License Area
Document No. 847487.

S89°10'00"W 398.00'

Southwest Corner Section 4-2-17.
N. 242,508.75
E. 2,403,054.88

Tax Parcel
YVSE 00025A

City of Elkhorn
Town of Geneva

RECEIVED APR 16 2013 By:

JA441500001 217-3856

Legend Description of Access Easement Area and Landscape Easement Document No. 847487.

An Access and Parking Easement Area and Landscape Easement located in the Southwest 1/4 of Section 4, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 Corner of said Section 4; thence North 89°50'15" East, along the North line of said Southwest 1/4 of Section 4 and the centerline of County Trunk Highway NN, 605.26 feet to the Northeast corner of Certified Survey Map No. 4415; thence South 0°09'45" East 33.00 feet to a point on the South line of said County Trunk Highway NN; thence North 89°50'15" East, along said South line, 40.00 feet to the Point of Beginning; thence continue North 89°50'15" East, along said South line, 70.00 feet; thence South 0°09'45" East 475.00 feet; thence South 89°50'15" West 70.00' feet; thence North 0°09'45" West 10.00 feet; thence North 63°35'51" West 44.72 feet to a point on the East line of Certified Survey Map No. 4415; thence North 0°09'45" West, along said East line, 50.00 feet; thence South 63°35'51" East 44.72 feet; thence North 0°09'45" West 120.00 feet; thence South 63°16'21" West 44.72 feet to a point on the East line of said Certified Survey Map No. 4415; thence North 0°09'45" West, along said East line, 35.00 feet; thence North 63°16'21" East 44.72 feet; thence North 0°09'45" West 260.00 feet to the Point of Beginning.

Legend Description of Utilities Easement Area and Landscape Easement Document No. 847487.

A Utilities Easement Area and Landscape Easement and Signage Easement located in the Southwest 1/4 of Section 4, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 Corner of said Section 4; thence North 89°50'15" East, along the North line of said Southwest 1/4 of Section 4 and the centerline of County Trunk Highway NN, 605.26 feet to the Northeast corner of Certified Survey Map No. 4415; thence South 0°09'45" East 33.00 feet to a point on the South line of said County Trunk Highway NN and the Point of Beginning; thence North 89°50'15" East, along said South line, 40.00 feet; thence South 0°09'45" East 475.00 feet; thence South 89°50'15" West 40.00 feet to an iron rod at the Southeast corner of Certified Survey Map No. 4415; thence North 0°09'45" West, along the East line of said Certified Survey Map No. 4415, 475.00 feet to the Point of Beginning.

Tax Parcel
JG 400002

Legend Description of Parking License Area Document No. 847487.

A Parking License Area located in the Southwest 1/4 of Section 4, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 Corner of said Section 4; thence North 89°50'15" East, along the North line of said Southwest 1/4 of Section 4 and the centerline of County Trunk Highway NN, 605.26 feet; thence South 0°09'45" East 33.00 feet to a point on the South line of said County Trunk Highway NN; thence North 89°50'15" East, along said South line, 40.00 feet to the Point of Beginning; thence continue North 89°50'15" East, along said South line, 70.00 feet; thence South 0°09'45" East 370.00 feet; thence South 89°58'00" East 70.00' feet; thence South 0°09'45" East 25.00 feet; thence North 89°50'00" East 115.00 feet; thence North 44°22'27" East 29.14 feet; thence South 88°18'00" East 120.00 feet; thence South 0°56'00" East 193.00 feet; thence South 89°10'00" West 398.00' feet; thence North 0°09'45" West 111.00 feet; thence North 63°35'51" West 44.72 feet; thence North 0°09'45" West 50.00 feet; thence South 63°35'51" East 44.72 feet; thence North 0°09'45" West 120.00 feet; thence South 63°16'21" West 44.72 feet; thence North 0°09'45" West 35.00 feet; thence North 63°16'21" East 44.72 feet; thence North 0°09'45" West 260.00 feet to the Point of Beginning.

2011.132