

# PLAT OF SURVEY

OF  
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, T. 2 N., R. 18 E. OF THE 4TH P.M., TOWNSHIP OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 3 OF WALWORTH COUNTY CERTIFIED SURVEY MAP NO. 2440 AS RECORDED IN VOLUME 12 ON PAGE 99; THENCE S. 4°24'39" W., 98.98 FEET ALONG CENTERLINE OF NORTH ROAD; THENCE N. 85°35'21" W., 338.42 FEET; THENCE N. 1°10'22" W., 389.51 FEET; THENCE N. 88°47'55" E., 314.86 FEET, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION; THENCE S. 16°23'30" E., (RECORDED AS S. 15°23'E.), 153.93 FEET; THENCE S. 56°59'37" E., (RECORDED AS S. 56°01' E.), 33.00 FEET TO THE CENTER LINE OF NORTH ROAD; THENCE SOUTHWESTERLY 84.57 FEET ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 169.46 FEET AND A CHORD OF 83.70 FEET WHICH BEARS S. 18°42'31" W. (RECORDED AS S. 19°37' W., 83.63 FEET); THENCE S. 4°24'39" W., 78.67 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 3.23 ACRES OF LAND. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER NORTH ROAD. CONTAINING 3.03 ACRES OF LAND EXCLUSIVE OF ROAD.

SCALE 1" = 30'

SURVEY AUTHORIZED BY LLOYD, PHENECE, LYNCH AND KELLY.

σ = IRON PIPE STAKE FOUND.

o = IRON PIPE STAKE SET.

BEARINGS RELATE TO GRID NORTH IN THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

----- DENOTES BUILDING WALL

-x-x- DENOTES BOARD FENCE

□ POWER POLE WITH UNDERGROUND CONNECTION

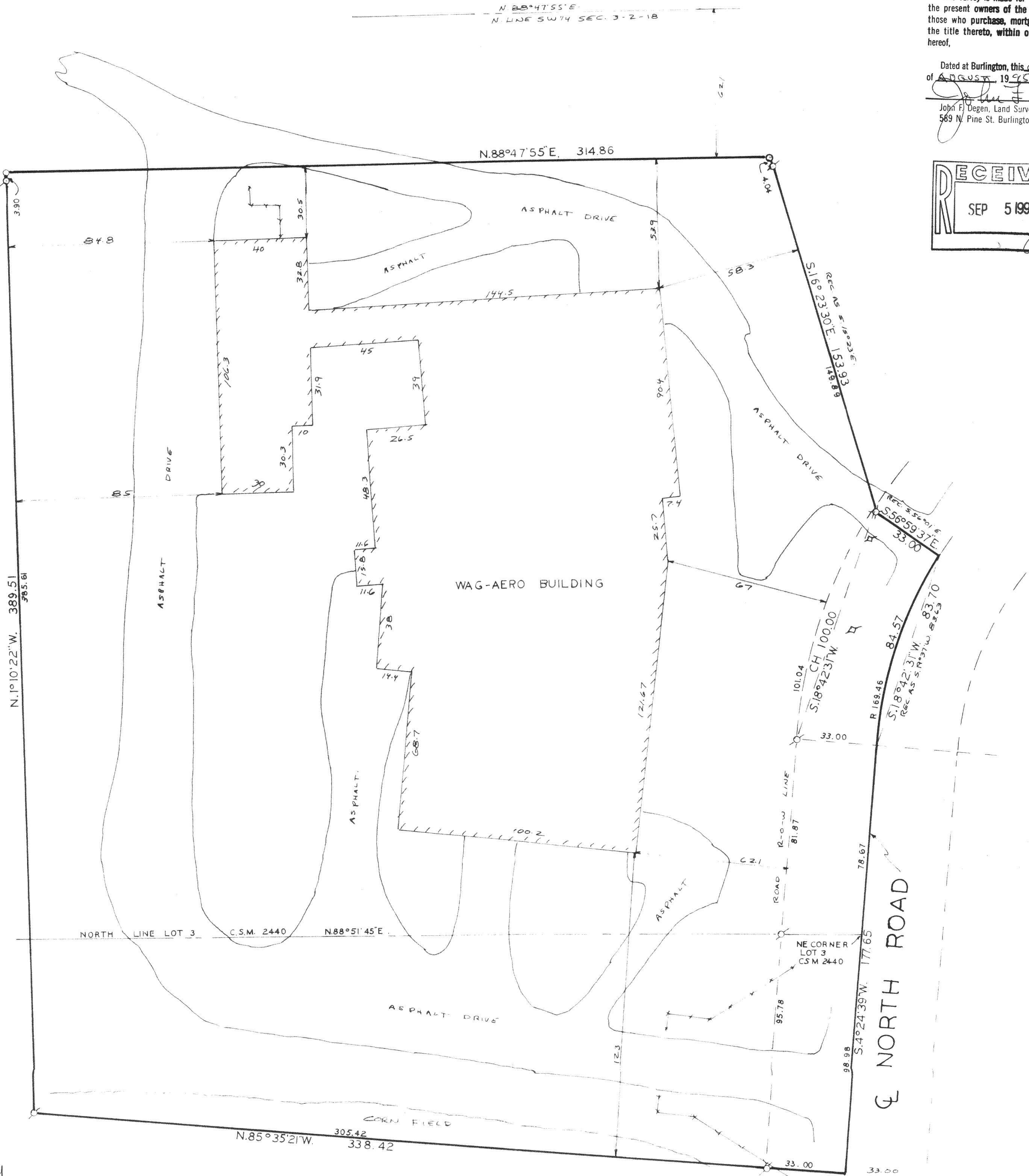
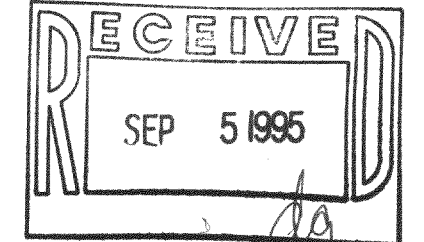
SITE IS ZONED M-1 INDUSTRIAL DISTRICT

40,000 SQ. FT. MINIMUM 150 FEET WIDE UNSEWERED  
50 FOOT STREET SETBACK  
30 FOOT SIDEYARD  
30 FOOT REAR YARD.

I have surveyed the above-described property, and the map hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, 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 year from date hereof.

Dated at Burlington, this 24th day, of August, 1995.  
John F. Degen, Land Surveyor S 242  
569 N. Pine St. Burlington, WI 53105



NLY-3-7B1

218-859