

PLAT OF SURVEY / LOT LINE ADJUSTMENT

LEGAL DESCRIPTIONS:

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RANDALL, COUNTY OF KENOSHA, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SECTION 36; THENCE NORTH 87° 58' 10" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1328.10 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 87° 58' 10" EAST ALONG SAID NORTH LINE, 1328.18 FEET TO THE CENTER OF SAID SECTION 36; THENCE NORTH 87° 47' 34" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 503.01 FEET TO THE CENTERLINE OF FOX RIVER ROAD (CTH W); THENCE SOUTH 42° 41' 46" WEST, ALONG SAID CENTERLINE, 294.66 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 319.01 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 506.31 FEET, A CENTRAL ANGLE OF 36° 06' 11", AND WHOSE LONG CHORD BEARS SOUTH 24° 38' 46" WEST, 313.76 FEET, TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH 08° 35' 46" WEST, ALONG SAID CENTERLINE, 675.71 FEET; THENCE CONTINUING SOUTH 20° 05' 46" WEST, ALONG SAID CENTERLINE, 66.70 FEET; THENCE CONTINUING SOUTH 32° 07' 46" WEST, ALONG SAID CENTERLINE, 64.54 FEET; THENCE SOUTH 43° 12' 14" WEST, ALONG SAID CENTERLINE, 78.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 88° 04' 11" WEST, PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36, A DISTANCE OF 279.14 FEET; THENCE SOUTH 88° 04' 11" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, A DISTANCE OF 200.00 FEET; THENCE SOUTH 01° 40' 47" EAST, PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36, A DISTANCE OF 279.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 88° 04' 11" WEST, ALONG SAID SOUTH LINE, 683.12 FEET, TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4; THENCE NORTH 02° 01' 50" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1324.23 FEET TO THE POINT OF BEGINNING. EXCLUDING THEREFROM THE EASTERLY 33.00 FEET AND THE SOUTHERNMOST 33.00 FEET FOR PUBLIC STREET PURPOSES. SAID DESCRIPTION CONTAINS 1,839,043.49 SQUARE FEET (42.21 ACRES), MORE OR LESS.

DESCRIPTION OF LANDS TO BE TRANSFERRED

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RANDALL, COUNTY OF KENOSHA, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 01° 40' 47" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1326.56 FEET TO SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 88° 04' 11" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 436.94 FEET; THENCE NORTH 01° 40' 47" WEST, PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 279.14 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE SOUTH 88° 04' 11" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 200.00 FEET; THENCE NORTH 01° 40' 47" WEST, PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 279.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36; A DISTANCE OF 156.46 FEET; THENCE NORTH 88° 04' 11" EAST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 200.00 FEET; THENCE SOUTH 01° 40' 47" EAST, 156.46 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 31,291.89 SQUARE FEET (0.71 ACRES), MORE OR LESS.

NW Corner of the SW 1/4 Sec. 36-1-19 Concrete Mon. w/ Brass Cap N 188.276.49 E 2,452,084.36



BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD-83 (2011).

THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36-1-19
ASSUMED TO BEAR N87°58'10"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
RYAN LOGTERMAN

PROPERTY ADDRESSES:
32212 S 125TH ST (CTH CK)
WILMONT, WI 53115

12400 FOX RIVER ROAD
WILMONT, WI 53115

FIELD WORK COMPLETED ON:
MAY 29, 2025

FIELD CREW CHIEF:
GARRICK OLEJNIK

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC

I, MICHAEL J. MARTIN, PLS 2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH CHAPTER A.E.7 "MINIMUM STANDARDS FOR PROPERTY SURVEYS" OF THE WISCONSIN ADMINISTRATIVE CODE AND IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY AND ALSO FOR THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLES THEREIN WITHIN ONE(1) YEAR FROM THE DATE HEREOF.

Digitally signed by Michael J. Martin
Date: 2026.08.19 11:24:21-0500
Foxit PDF Editor Version: 14.0.3

MICHAEL J. MARTIN, PLS#2307 DATE
CARDINAL
PLAN | SURVEY | ENGINEER
526 S WELLS STREET
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

REVISED DATE: 08/19/2026
DATE: 08/20/2025 JOB No. 25231
SHEET 1 OF 1 RAB

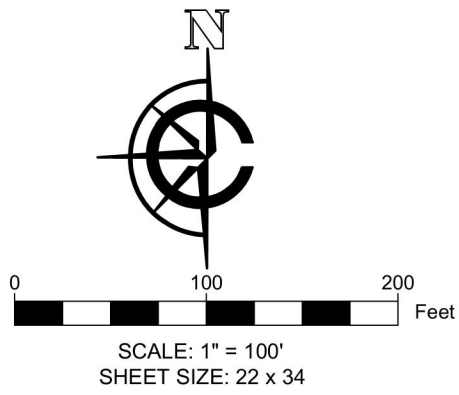
PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RANDALL, COUNTY OF KENOSHA, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CENTER Sec. 36-1-19 Concrete Mon. w/ Brass Cap N 188.370.37 E 2,454,739.16

NE Corner of the SE 1/4 Sec. 36-1-19 Concrete Mon. w/ Brass Cap N 188.472.44 E 2,457,353.64



- LEGEND
- EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING GRAVEL
 - LANDS TRANSFERRED TO PARCEL A
 - LIGHT POLE
 - FOUND ELECTRIC PEDESTAL
 - POWER POLE
 - FOUND UTILITY PEDESTAL
 - FOUND CULVERT / INVERT
 - RECORDED AS
 - FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE
 - FOUND CONC. MONUMENT
 - SET 1" I.D. IRON PIPE 18", 1.138' L.F.
 - FOUND WELL
 - FOUND SEPTIC VENT
 - FOUND MANHOLE
 - FOUND SANITARY MANHOLE
 - FOUND FIRE HYDRANT
 - M-1 ZONING SETBACKS
 - EASEMENT

NOTE:

- ZONING PER KENOSHA COUNTY GIS: **M-1 LIMITED MANUFACTURING DISTRICT**
- ZONING SETBACKS PER KENOSHA COUNTY MUNICIPAL CODE SECTION 12.34.010 (g)
STREET YARD - NOT LESS THAN 65 FEET FROM THE RIGHT-OF-WAY OF ALL FEDERAL, STATE TRUNK OR COUNTY TRUNK HIGHWAYS, AND NOT LESS THAN 30 FEET FROM THE RIGHT-OF-WAY OF ALL OTHER ROADS.
SIDE YARD - NOT LESS THAN 15 FEET IN WIDTH ON EACH SIDE OF ALL STRUCTURES.
REAR YARD - NOT LESS THAN 25 FEET.

CURVE DATA TABLE					
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD BEARING	CHORD DISTANCE
C1	319.01	506.31	36°06'01"	S24° 38' 46"W	313.76
C2	339.80	539.31	36°06'01"	S24° 38' 46"W	334.21

EXHIBIT A:

