THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER LT-212469 WITH AN EFFECTIVE DATE OF AUGUST 3, 2020.

(POOR LEGALS)

Parcel I:
Principal Meridian, described as follows, to wit: Commencing 46-1/2 rods East of the Southwest corner of the Southwest fractional Quarter of Section 6 aforesaid; thence North, 132 rods; thence East, 48-1/2 rods; thence North to the North line f said Southwest Fractional Quarter 6; thence East along said Section line 60 rods to the South line of said Southwest fractional Quarter; thence South along said Section line 160 rods or to the South line of said Southwest fractional Quarter; thence West along said Section line, 108-1/2 rods to the place of beginning; EXCEPTING therefrom that part conveyed to State of Wisconsin, Department of Transportation, by Warranty Deed recorded November 17, 1987 in Volume 1293 of Records, Pages 865-866, as Document No, 791424 and corrected by Warranty Deed recorded April 11, 1989 in Volume 1346 of Records, Pages 16-17, as Document No. 818326; EXCEPTING therefrom land contained in Certified Survey Map No, 2698 recorded in the Kenosha County Register of Deeds office on April 17, 2012 as Document No, 1670293. Also Excepting land contained in Warranty Deed recorded on March 10, 2020, as Document No, 1862687, and lying and being in the Village of Bristol, County of Kenosha and State of Wisconsin.

Parcel B: Perpetual Easements for ingress and egress to State Trunk Highway 50, utility easement and water line maintenance as contained in Certified Survey Map No, 2698 recorded in the Kenosha County Register of Deeds office on April 17, 2012 as Document No, 1670293.

NOTE: Property Address: 21010 75th Street
Tax Key No. 37-4-121-063-0401

Parcel II:
Part of the East Half of the Southwest Quarter of Section 6, Town 1 North, Rang e 21 East of the Fourth Principal Meridian, more particularly described as: Beginning at the Northwest corner of the East Half of said Quarter Section; thence East along the North line of said Quarter Section 330 feet (20 rods); thence South 462 feet (28 rods); thence West 300 feet (20 rods); thence North along the West line of the East Half of said Quarter Section 462 feet (28) rods to the point of beginning, and lying and being in the Village of Bristol, County of Kenosha and State of Wisconsin.

NOTE: Property Address: 75th Street
Tax Key No. 37-4-121-063-0100

Parcel III:
Part of the West Half of the Southeast Quarter of Section 6, Town 1 North, Range 21 East of the Fourth Principal Meridian, described as follows, to wit: Commencing at the Southwest corner of said Southeast Quarter Section; thence North on the West side of said Southeast Quarter Section, 1033 feet to a point which is the point of beginning of the land to be described; thence South 84°39' East 27 rods (described as 461 feet in Warranty Deed recorded May 17, 1965 in Volume 699 of Records, Pages 660-661 as Document No, 474206) to a point; thence North 0°20'30' West to the North line of said Southeast Quarter Section; thence West along and upon the North line of said Southeast Quarter 27 rods, more or less, to the Northwest corner of said Southeast Quarter; thence South along and upon the West line of said Southeast Quarter to the place of beginning, hereby intending to describe all of the West 27 rods of the West Half of the Southeast Quarter o f Said Section 6; EXCEPT the South 10,57 acres heretofore conveyed, and lying and being in the Village of Bristol, County of Kenosha and State of Wisconsin.

NOTE: Property Address: 75th Street
Tax Key No, 37-4-121-064-0220

CERTIFICATION

To: Chicago Title Insurance Company; Landmark Title Kenosha; R&R Land Company, LLC, a Wisconsin limited liability company; Great Northern Development Group LLC, an Illinois limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 13, 16, 17 & 19 of Table A thereof. The fieldwork was completed on MAY 5, 2021.

John P. Konopacki, PLS
License No, S-2461

Date of Plat or Map: MAY 18, 2021

PINNACLE ENGINEERING GROUP, LLC,
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850

WISCONSIN LAND SURVEYOR — JOHN P. KONOPACKI S-2461 PEWAUKEE, WI

LEGEND OF SYMBOLS & ABBREVIATIONS

SEPTIC MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX	MAG NAIL	
WATER VALVE	CABLE TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL. =CENTERLINE	
LIGHT POLE	DUMPSTER	CONC. =CONCRETE	
TRAFFIC SIGNAL	HANDICAP STALL	EL. =ELEVATION	
UTILITY POLE	SPOT ELEVATION	EXT. =EXISTING	
GUY WIRE		INV. =INVERT	
SANITARY SEWER		MON. =MONUMENT	
STORM SEWER		P.O.B. =POINT OF BEGINNING	
W WATER MAIN		P.O.C. =POINT OF COMMENCEMENT	
FO FIBER OPTIC LINE		R.O.W =RIGHT OF WAY	
T TELEPHONE LINE		SEC. =SECTION	
E ELECTRIC LINE		SQ. FT. =SQUARE FEET	
OHW OVERHEAD WIRES		W =WITH	
CATV CABLE TELEVISION		(R) =RECORDED AS	
G GAS MAIN		(D) =DEEDED AS	
WET WETLANDS			
TREE LINE			
NO ACCESS			

GRAPHICAL SCALE (FEET)
0 — 1" = 150' — 300'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD, 1983/2011). The south line of the Southwest 1/4 of Section 6, Township 1 North, Range 20 East has a bearing of N88°50'33"E.

STATEMENT OF POTENTIAL ENCROACHMENTS

None Observed

NOTES CORRESPONDING TO SCHEDULE B - II

1 - 4, 9, 17, 21 - 29 NOT SURVEY RELATED
5 - 8, 10 VISIBLE EVIDENCE SHOWN IF ANY

11. Application for Shoreland Condition Use Permit dated July 6, 1989 and recorded in the Kenosha County Register of Deeds office on September 11, 1989 in Volume 1365 of Records, Page 68, as Document No, 827620, Affects surveyed property but cannot be plotted.
12. Access Restriction Points as contained in Warranty Deed dated April 7, 1989 and recorded in the Kenosha County Register of Deeds office on November 17, 1987 in Volume 1293 of Deeds, Page 866, as Document No, 791424, Access Restriction Points corrected by Warranty Deed Document No, 818326.
13. Access Restriction Points as contained in Corrective Warranty Deed dated April 7, 1989 and recorded in the Kenosha County Register of Deeds office on April 11, 1989 in Volume 1346 of Deeds, Page 16, as Document No. 818326, Location is shown.
14. Pipe Line Easement as contained in instrument dated April 11, 1961 and recorded in the Kenosha County Register of Deeds office on June 2, 1961 in Volume 580 of Records, Page 48, as Document No, 427638, The exact location cannot be determined from the recorded document, approximate location shown on survey.
15. Holding Tank Agreement dated April 30, 1997 and recorded in the Kenosha County Register of Deeds office on July 3, 1997, as Document No, 1062942, Affects subject property but cannot be plotted.
16. Terms, conditions and provisions relating to the use and maintenance of the easement described in Schedule A, contained in Certified Survey Map No, 2698 recorded in the Kenosha County Register of Deeds office on April 17, 2012, as Document No, 1670293, Affects surveyed property but cannot be plotted.
18. Notes, easements and building setbacks lines as contained in Certified Survey Map No, 2698 recorded in the Kenosha County Register of Deeds office on April 17, 2012, as Document No, 1670293, Notes and building setbacks do not affect the surveyed property, Easement locations shown.
19. Easement for the purposes shown below and rights incidental hereto, as granted in a document to Wisconsin Electric Power Company, a Wisconsin Corporation doing business as We Energies for utility purposes, recorded on December 3, 2013, as Document No. 1716934, CROSSES THE SURVEYED PROPERTY - its location is shown.
20. Septic Tank Maintenance Agreement recorded on September 22, 2014 as Document No. 1734550, Affects surveyed property but cannot be plotted.

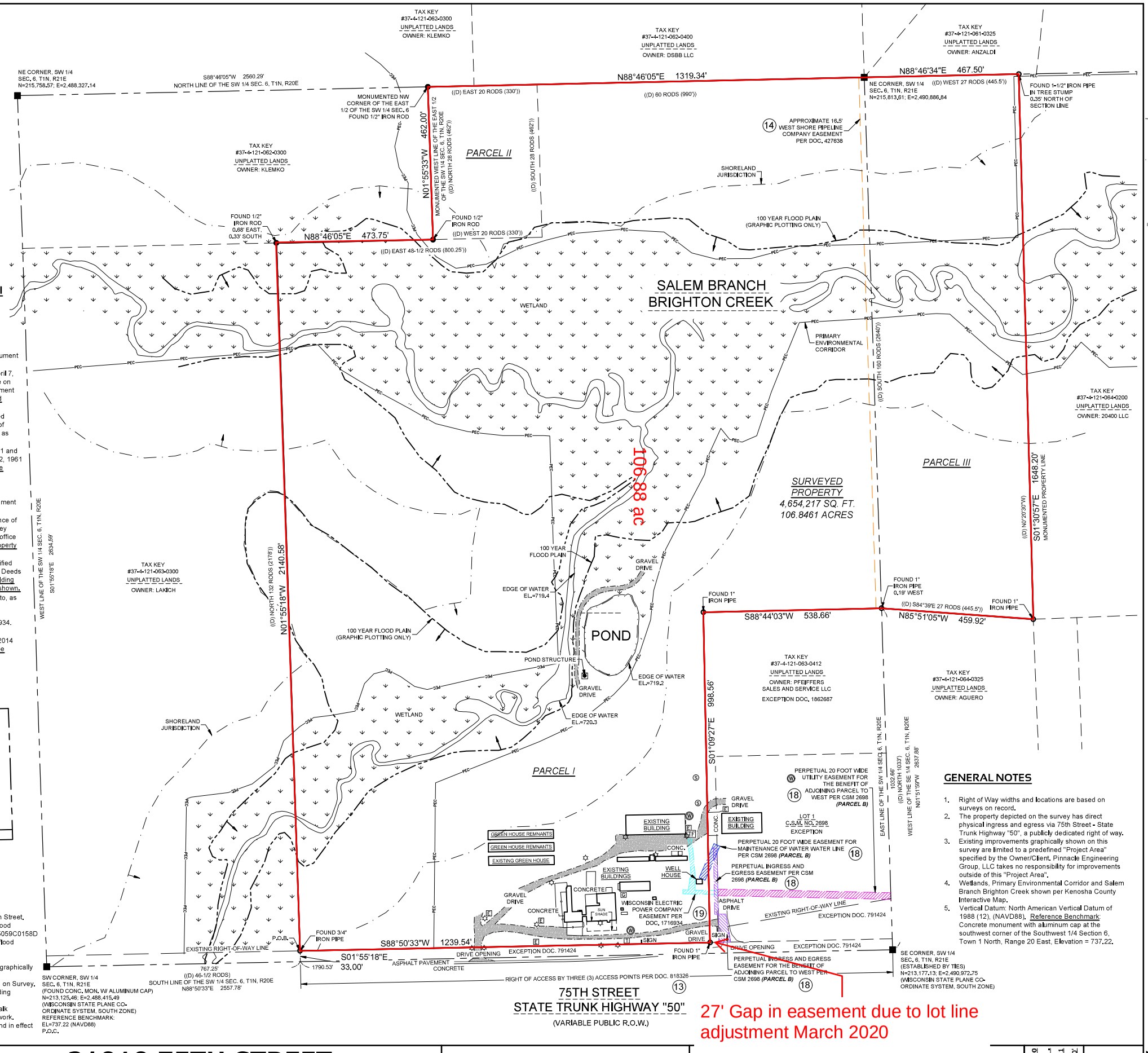
SW 1/4 SEC. 6 — SE 1/4 SEC. 6 T1N, R21E

VICINITY MAP
SCALE 1":1000'

75TH STREET
STATE TRUNK HIGHWAY "50"

TABLE A

1. Monuments placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): 21010 75th Street and 75th Street.
3. Flood Zone Classification: The property lies with in Zone "AE" of the Flood Insurance Rate Map Community Panel No. 55059C0154D AND No. 55059C0158D with an effective date of JUNE 19, 2012. Zone "AE" areas have base flood elevations determined.
4. Gross Land Area: 4,654,217 Square Feet (106,8461 Acres).
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
13. Names of adjoining owners according to current public records: Shown on Survey.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
19. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.



GENERAL NOTES

1. Right of Way widths and locations are based on surveys on record.
2. The property depicted on the survey has direct physical ingress and egress via 75th Street - State Trunk Highway "50", a publicly dedicated right of way.
3. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
4. Wetlands, Primary Environmental Corridor and Salem Branch Brighton Creek shown per Kenosha County Interactive Map.
5. Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88). Reference Benchmark: Concrete monument with aluminum cap at the southwest corner of the Southwest 1/4 Section 6, Town 1 North, Range 20 East, Elevation = 737.22.

www.pinnacle-engr.com

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE : NATIONWIDE

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

21010 75TH STREET

PART OF THE SW 1/4 AND NW 1/4 OF THE SE 1/4 AND A PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SEC. 6, T1N, R22E, VILLAGE OF BRISTOL, KENOSHA COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

PEG JOB No. 2101.08
PEG PM
DATE 05/18/2021
SCALE 1"=150'

SHEET 1 & 1

SURVEY

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