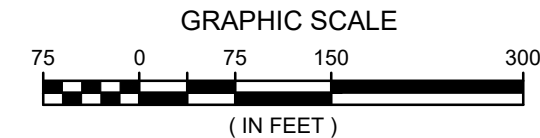


VICINITY MAP - NOT TO SCALE



- LEGEND**
- BOLLARD
 - ⊕ SOIL BORING/MONITORING WELL
 - ⚑ FLAGPOLE
 - ✉ MAILBOX
 - ⚡ SIGN
 - ⊞ AIR CONDITIONER
 - ⊞ CONTROL BOX
 - ⊞ TRAFFIC SIGNAL
 - ⊞ CABLE PEDESTAL
 - ⊞ POWER POLE
 - ⚡ GUY POLE
 - ⚡ GUY WIRE
 - ⚡ LIGHT POLE
 - ⊞ SPOT/YARD/PEDESTAL LIGHT
 - ⊞ HANDICAPPED PARKING
 - ⊞ PULL BOX
 - ⊞ ELECTRIC MANHOLE
 - ⊞ ELECTRIC PEDESTAL
 - ⊞ ELECTRIC METER
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ TELEPHONE MANHOLE
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ UTILITY VAULT
 - ⚡ GAS VALVE
 - ⚡ GAS METER
 - ⚡ GAS WARNING SIGN
 - ⊞ STORM MANHOLE
 - ⊞ ROUND INLET
 - ⊞ SQUARE INLET
 - ⊞ STORM SEWER END SECTION
 - ⊞ SANITARY MANHOLE
 - ⊞ SANITARY CLEANOUT OR SEPTIC VENT
 - ⊞ SANITARY INTERCEPTOR MANHOLE
 - ⊞ MISCELLANEOUS MANHOLE
 - ⊞ IRRIGATION CONTROL BOX
 - ⊞ WATER VALVE
 - ⊞ HYDRANT
 - ⊞ WATER SERVICE CURB STOP
 - ⊞ WATER MANHOLE
 - ⊞ WELL
 - ⊞ WATER SURFACE
 - ⊞ WETLANDS FLAG
 - ⊞ MARSH
 - ★ CONIFEROUS TREE
 - DECIDUOUS TREE
 - SHRUB
 - EDGE OF TREES
 - s—SANITARY SEWER
 - sto—STORM SEWER
 - w—WATERMAIN
 - g—MARKED GAS MAIN
 - e—MARKED ELECTRIC
 - ohw—OVERHEAD WIRES
 - b—BUREAU ELEC. SERV.
 - t—MARKED TELEPHONE
 - tv—MARKED CABLE TV LINE
 - fo—MARKED FIBER OPTIC
 - (P)—UTILITY PER PLAN
 - INDICATES EXISTING CONTOUR ELEVATION
 - INDICATES EXISTING SPOT ELEVATION

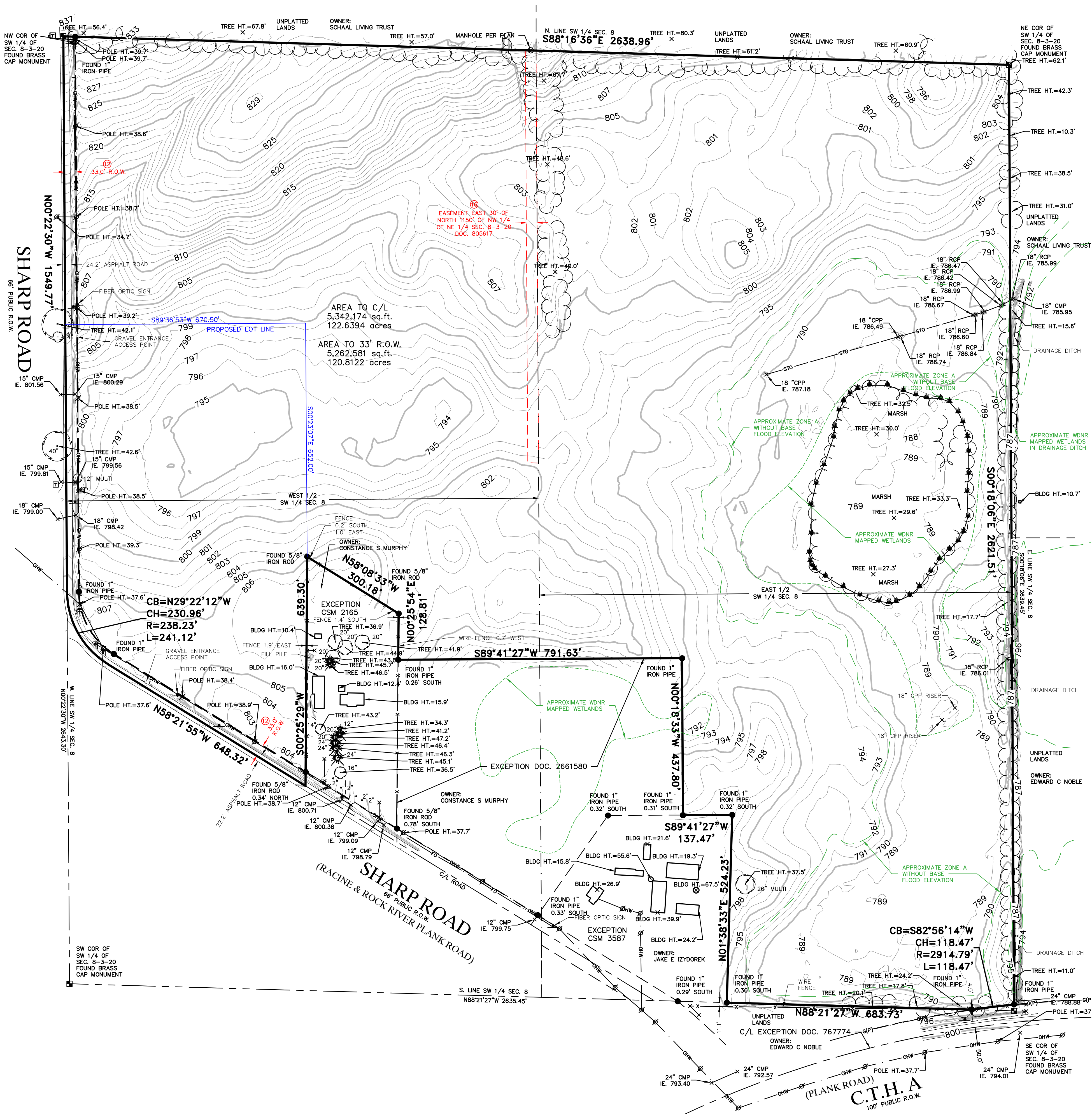
DIGGERS HOTLINE: TICKET NO. 20240900345

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

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ALTA/NSPS LAND TITLE SURVEY

The East ½ of the Southwest ¼ of Section 8, Township 3 North, Range 20 East. ALSO, that part of the West ½ of the Southwest ¼ of Section 8, Township 3 North, Range 20 East, lying North of the center of the Racine and Rock River Plank Road (now known as Sharp Road). EXCEPTING THEREFROM lands conveyed to Racine County for highway purposes in Volume 816 of Records, Page 91, as Document No. 767774. EXCEPTING THEREFROM land contained in Certified Survey Map No. 2165 as recorded in Volume 6 of Certified Survey Maps, Page 638, as Document No. 1693598. EXCEPTING THEREFROM land conveyed by Warranty Deed recorded on September 1, 2023, as Document No. 2661580. FURTHER EXCEPTING THEREFROM land contained in Certified Survey Map No. 3587 as recorded on December 12, 2023, as Document No. 2667813. Subject to the rights of the public for highway purposes within the right-of-way of Sharp Road. Said land being in the Town of Dover, County of Racine and State of Wisconsin.

Property Address: Land along Sharp Road, Burlington, WI 53105
Tax Key Number: 006-03-20-08-010-000

Prepared for: OneEnergy Development, LLC
Survey No. 169282-RMK

A. Basis of Bearings
Bearings are based on the South line of the Southwest 1/4 of Section 8-3-20, which bears North 88°21'27" West, Wisconsin County Coordinate System (Racine County).

B. Title Commitment
This survey was prepared based on Knight Barry Title, Inc., underwritten by Stewart Title Guaranty Company, title commitment number 2256002, commitment date February 2, 2024, which lists the following easements and/or restrictions from schedule B-II:

1, 6-8. **Visible evidence shown, if any.**

2-5, 9-11. **Not survey related.**

12. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. **Lies within or crosses the surveyed property - its location is shown.**

13. Rights of the public in any portion of the Land lying below the ordinary high water mark of drainage canals, and rights of the government to regulate the use of the shore and riparian rights. This Commitment and/or Policy does not insure the exact location of any portion of the Land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), or the title to land cut off by a change in the course of the water body (avulsion), or to artificially filled land. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

14. Agreement for Tile Drain and other matters contained in the instrument recorded August 12, 1919 in Volume 174 of Deeds, Page 37 as Document No. 257700. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

15. Easement and other matters contained in the instrument recorded July 14, 1937 in Volume 333 of Deeds, Page 528 as Document No. 425398. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

16. Easement and other matters contained in the instrument recorded April 21, 1966 in Volume 904 of Records, Page 234 as Document No. 805617. **Lies within or crosses the surveyed property - its location is shown.**

C. Flood Note
According to flood insurance rate map of the County of Racine, community panel number 55101C0156E, effective date of 01/11/2024, this site falls in zone X (area of minimal flood hazard) and zone A (without base flood elevation). **Flood Hazard Impact is subject to map scale uncertainty.**

E. Elevations
Elevations refer to NAVD88 Datum. Starting benchmark - HARN station Dover N GPS elevation 810.4

F. Municipal Zoning
The zoning information listed is taken from the Racine County website - site is zoned A-2 General Farming and Residential District II

Shore75 feet
Street75 feet
Rear25 feet
Side25 feet
Maximum height - 35'

G. Notes
As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

The parcel has access to Sharpe Road and CTH A (Plank Road).

To: OneEnergy Development, LLC
Knight Barry Title, Inc.
Stewart Title Guaranty 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, 6(a), 6(b), 7(a), 8, 11(a), 11(b), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on March 14, 2024.

Date of Plat or Map: March 25, 2024
Revision to Map: July 1, 2024

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Michael J. Ratzburg



Michael J. Ratzburg
Professional Land Surveyor
Registration Number S-2236
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