

ALTA/ACSM LAND TITLE SURVEY OF

A Parcel of land located in Block 9 of Allynhurst Subdivision, City of Delavan, Walworth County, Wisconsin, described as follows, to-wit:

Beginning at the concrete monument located on the South line of Geneva Street at the Northwest corner of said Block 9, thence N 89° 08' E along the North line of said Block 9, 231.00 feet, thence S 0° 48' E parallel to the East line of Block 9, 375.00 feet, thence S 89° 08' W parallel to the North line of said Block 9, 251.13 feet to the West line of Block 9, thence N 0° 01' W along the West line 380.00 feet to a concrete monument, thence Northwest along the arc of a with a radius of 15.22 feet to a concrete monument located N 44° 33' 30" E 21.37 feet from the last mentioned concrete monument and the place of beginning.

EXCEPTING THEREFROM at that portion thereof as is set forth in a Deed by Corporation from Community Bank to the City of Delavan, Wisconsin recorded February 18, 2014 as Document No. 880462.

LEGAL DESCRIPTION OF RECORD FOR TAX PARCEL XAS 00094A PER CHICAGO TITLE INSURANCE COMPANY MODIFICATION AND DATE DOWN ATTACHED TO OWNER'S POLICY NUMBER WAL-31766 (CT FILE NO. WA-3203)

AND

Two parcels of land located in block 9 of Allynhurst subdivision, City of Delavan, Walworth County, Wisconsin, described as follows, to-wit:

1. Commencing at the concrete monument located on the South line of Geneva Street at the Northwest corner of said Block 9, thence N 89° 08' E along the North line of said Block 9, 231.00 feet to the place of beginning, thence S 0° 48' E parallel to the East line of said Block 9, 375.00 feet, thence N 89° 08' E parallel to the North line of said Block 9, 30.00 feet, thence N 0° 48' W parallel to the East line of said Block 9, 375.00 feet to the North line of said Block 9, thence S 89° 08' W 30.00 feet to the place of beginning.

2. Commencing at the concrete monument located on the South line of Geneva Street at the Northwest corner of said Block 9, thence N 89° 08' E. along the North line of said Block 9, 261.00 feet to the place of beginning, thence S 0° 48' E parallel to the East line of said Block 9, 375.00 feet, thence N 89° 08' E parallel to the North line of said Block 9, 30.00 feet, thence N 0° 48' W parallel to the East line of said Block 9, 375.00 feet to the North line of said Block 9, thence S 89° 08' W 30.00 feet to the place of beginning.

EXCEPTING THEREFROM at that portion thereof as is set forth in a Deed by Corporation from Community Bank to the City of Delavan, Wisconsin recorded February 18, 2014 as Document No. 880462.

LEGAL DESCRIPTION OF RECORD FOR TAX PARCEL XAS 00094B PER CHICAGO TITLE INSURANCE COMPANY MODIFICATION AND DATE DOWN ATTACHED TO OWNER'S POLICY NUMBER 400464 (CT FILE NO. WA-3202)

TOTAL AREA OF LANDS SURVEYED: 115,400 SQ. FT. (2.65 ACRES)

SURVEYOR'S NOTES:

TITLE INFORMATION

THIS MAP HAS BEEN PREPARED IN RELATION TO (1) COMMITMENT TO ISSUE DATE DOWN ENDORSEMENT TO OWNERS POLICY NO. WA-3203/WAL-31766 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, (2) COMMITMENT TO ISSUE DATE DOWN ENDORSEMENT TO OWNERS POLICY NO. 3202/400464 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, AND (3) OWNERS POLICY NO. WA-3203/WAL-31766 AND OWNERS POLICY NO. 3202/400464.

COMMITMENT TO ISSUE DATE DOWN ENDORSEMENT TO OWNERS POLICY NO. WA-3203/WAL-31766.

REF. NOS 1 THRU 9 ARE NOT SURVEY RELATED ISSUES
NO. 10 DOC 865528 IS A 12 EASEMENT TO AT&T SHOWN ON THIS MAP.

NO. 11 DOC. 880462 IS A TEMPORARY LIMITED EASEMENT SHOWN ON THIS MAP.

OWNERS POLICY NO. WA-3203/WAL-31766 DATED JULY 10, 1996
SCHEDULE B

REF. NOS A THRU I ARE NOT SURVEY RELATED EXCEPTIONS

EXCEPTION J DOC. NO. 497070 IS A 15 WIDE GAS EASEMENT IS SHOWN ON THE SURVEY

EXCEPTION K DOC. NO. 498349 IS A 20 FOOT SERVICE DRIVE EASEMENT SHOWN ON THE SURVEY.

EXCEPTION L VOL. 459, PAGE 587 ARE COVENANTS AND RESTRICTIONS WHICH DO NOT AFFECT THE SUBJECT PROPERTY (ONLY AFFECTS THE RESIDENTIAL LOTS IN ALLYNHURST SUBDIVISION)

EXCEPTION M DOC. NO. 585664 IS A 20 SERVICE DRIVE AGREEMENT SHOWN ON THIS SURVEY.

EXCEPTION N DOC. NO. 586147 IS A 200 FOOT PARKING AREA AND ROW SHOWN ON THIS MAP.

COMMITMENT TO ISSUE DATE DOWN ENDORSEMENT TO OWNERS POLICY NO. WA-3202/400464

REFERENCE SCHEDULE B.

REF. NOS 1 THRU 9 ARE NOT SURVEY RELATED ISSUES

NO. 10 DOC 865528 IS A 12 EASEMENT TO AT&T SHOWN ON THIS MAP.
NUMBERS

NO. 11 DOC. 880462 IS A TEMPORARY LIMITED EASEMENT SHOWN ON THIS MAP.

OWNERS POLICY NO. WA-3202/400464, DATED MARCH 28, 2003

REFERENCE SCHEDULE B:

NOS 1 THRU 3 ARE NON SURVEY RELATED ISSUES

NO. 4 IS A CALL FOR A GAS EASEMENT WITH NO SPECIFIC RECORDING INFORMATION, ALTHOUGH WE HAVE SHOWN A 15 GAS EASEMENT IN THE SAME LOCATION AS DOCUMENT NO. 497070

NO. 5 DOC. 198349 IS A SERVICE DRIVE EASEMENT SHOWN ON THIS MAP.

NO. 6 DOC. 494874 CONTAINS A LANDSCAPE BUFFER EASEMENT SHOWN ON THIS MAP.

NO. 7 RESTRICTIONS REC. IN DOCS 521994 AND 521995 (WHICH REFERENCE VOL. 518 OF DEEDS, PG 246) CALL FOR A FENCE ALONG THE SOUTH LINE OF THE PROPERTY (SHOWN AS EXISTING ON THIS MAP); A 15 LANDSCAPE BUFFER EASEMENT ALONG THE SOUTH LINE OF THE PROPERTY (SHOWN ON THIS MAP); A 15 EASEMENT FOR UTILITIES ALONG THE SOUTH 15 FEET (SHOWN ON THIS MAP); A 20 FOOT WIDE SERVICE DRIVE EASEMENT AGREEMENT (SHOWN ON THIS MAP); A 200 BUILDING SETBACK AND PARKING AGREEMENT OVER THE NORTH 200 FEET OF THE PROPERTY (SHOWN ON THIS MAP); AND AN AGREEMENT THAT THE FIRST FLOOR ELEVATIONS WOULD BE IN CONFORMANCE TO THE REMAINDER OF THE BUILDING (IT CURRENTLY APPEARS TO BE IN CONFORMANCE).

NO. 8 DOC. NO. 586147 IS A ROW EASEMENT SHOWN ON THIS MAP

NO. 9 DOC. NO. 585664 IS A 20 SERVICE DRIVE AGREEMENT SHOWN ON THIS MAP.

NO. 10 DOC. NO. 579982 IS A PARTY WALL AGREEMENT ALONG THE EAST LINE OF THE LANDS SURVEYED.

ALTA TABLE A

- ALL MONUMENTS HAVE BEEN FOUND OR PLACED
- ADDRESS: 820, 822, 824, 826, & 828 EAST GENEVA STREET, DELAVAN, WI. PER WALWORTH COUNTY INTERACTIVE MAPPING.
- FLOOD ZONE CLASSIFICATION MADE PART OF SURVEYOR'S CERTIFICATE.
- AREA = 115,400 S.F. AS SHOWN
- ZONING BL (BUSINESS LOCAL)
- SHOWN ON MAP
- SHOWN ON MAP
- SHOWN ON MAP
- SHOWN ON MAP
- PARTY WALL WOULD LIE EAST OF THE EXTERIOR BUILDING WALL AS SHOWN ON THE SOUTHERLY BUILDING.
- ALL VISIBLE UTILITIES HAVE BEEN SHOWN (AS WELL AS FLAGGED UTILITY LINES PRESENT ON THE DATE OF THIS SURVEY)
- SHOWN ON MAP
- PROPERTY DIRECTLY ABUTS AND ACCESSES EAST GENEVA STREET & BOWERS BOULEVARD AS SHOWN.
- THERE WAS NO EVIDENCE OF ANY EARTH WORK OR CONSTRUCTION ON THE DATE OF THIS SURVEY
- THERE ARE NO KNOWN PROPOSED CHANGES TO THE STREET ROW
- THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL ON THE DATE OF THIS MAP
- NO WETLAND DELINEATIONS APPEAR TO HAVE BEEN DONE ON THE DATE OF THIS SURVEY.

ADDITIONAL SURVEYOR'S NOTES

- DOCUMENT NO. 880462 DOES NOT APPEAR TO AFFECT THE LANDS DESCRIBED IN RECORD LEGAL DESCRIPTION FOR TAX PARCEL XAS 00094B.
- TEMPORARY LIMITED EASEMENT DESCRIBED IN DOCUMENT NO. 880462 STATES "THE ABOVE EASEMENT IS TO TERMINATE UPON THE COMPLETION OF THIS PROJECT OR ON THE DAY THE HIGHWAY IS OPEN TO THE TRAVELING PUBLIC, WHICHEVER IS LATER". IT IS UNKNOWN IF THE CRITERIA FOR SAID TERMINATION HAS BEEN MET OR IF IT HASN'T BEEN, WHEN IT WILL BE.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, PETER S. GORDON, A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO: CHICAGO TITLE INSURANCE COMPANY WINTRUST FINANCIAL CORPORATION COMMUNITY BANK DELAVAN AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(d)(1), 7(c), 8, 9, 10, 11(c), 13, 14, AND 16 THRU 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2014.

I FURTHER CERTIFY THAT THE LANDS SURVEYED DO NOT FALL IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 55127C0169D, EFFECTIVE DATE OF OCTOBER 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED: NOVEMBER 26, 2014

PETER S. GORDON P.L.S. 2101

XAB-94A
XAB-94B 002-2568

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGEWAY COURT P.O. BOX 437

ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.

4531.14

DATE

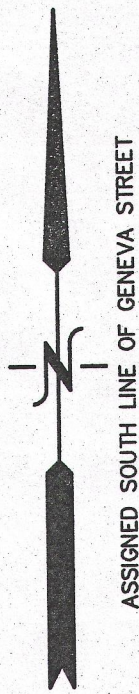
10/21/2014

SHEET NO.

1 OF 1

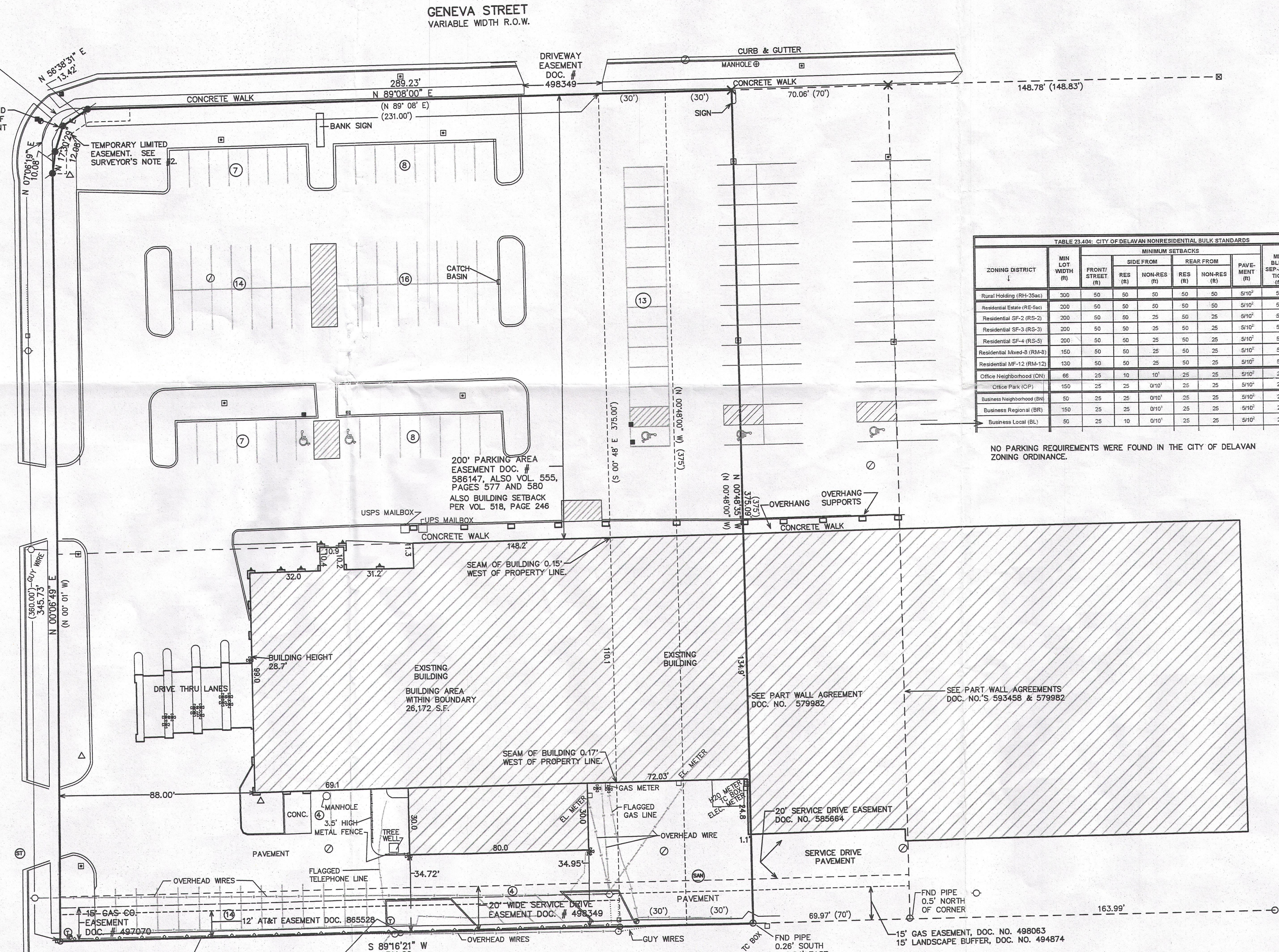
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(R= 15.22')
68 SQ. FT. +/- OF LAND
DEEDED TO THE CITY OF
DELAVAN PER DOCUMENT
NO. 880462

BOWERS BOULEVARD
60' WIDE R.O.W.



ZONING DISTRICT	MIN LOT WIDTH (ft)	MINIMUM SETBACKS				PAVE- MENT (ft)	MIN BLDG SEP-AREA- TION (ft)	MAX BLDG HEIGHT (ft)
		FRONT STREET (ft)	SIDE FROM RES (ft)	REAR FROM RES (ft)	NON-RES (ft)			
Rural Holding (RH-25ac)	300	50	50	50	50	5'10"	50	35
Residential Estate (RE-5ac)	300	50	50	50	50	5'10"	50	35
Residential SF-3 (RS-3)	300	50	50	50	50	5'10"	50	35
Residential SF-3 (RS-3)	200	50	50	50	50	5'10"	50	35
Residential SF-4 (RS-4)	200	50	50	50	50	5'10"	50	35
Residential Mixed-3 (RM-3)	150	50	50	50	50	5'10"	50	35
Residential MF-12 (RM-12)	130	50	50	50	50	5'10"	50	35
Office Neighborhood (ON)	66	25	10	10	25	5'10"	20	35
Office Park (OP)	150	25	25	0'10"	25	5'10"	20	50
Business Neighborhood (BN)	50	25	25	0'10"	25	5'10"	20	50
Business Local (BL)	50	25	10	0'10"	25	5'10"	20	50

NO PARKING REQUIREMENTS WERE FOUND IN THE CITY OF DELAVAN ZONING ORDINANCE.

NOTE: THE SOUTHERLY 15 FEET IS SUBJECT TO:
A LANDSCAPE BUFFER EASEMENT, UTILITY EASEMENT
PER DEEDS REC. IN VOL. 555, PAGES 577, & VOL 555, PG 580

LEGEND

- SET IRON REBAR STAKE
- FOUND IRON PIPE STAKE
- FOUND IRON REBAR STAKE
- FOUND "PK" NAIL IN PAVEMENT
- FOUND CONCRETE MONUMENT
- UTILITY POLE LOCATED
- LIGHT POLE LOCATED
- CATCH BASIN LOCATED
- UTILITY BOX LOCATED
- RECORDED AS
- WATER VALVE VAULT LOCATED
- SIGN (STOP OR STREET OR HANDICAP PARKING)

LEGEND

- BOLLARD
- GROUND LIGHT
- TELEPHONE MANHOLE
- UTILITY WARNING POST
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE

