ALTA/ACSM LAND TITLE SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 4497
REC. IN VOL. 29, ON PAGE 194 AS DOC. 873885

PART OF THE SE 1/4 OF SECTION 25 AND PART OF THE NE 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 16 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

Exhibit "A"

Lot 2 of Certified Survey Map No. 4497, recorded on October 29, 2013, in Volume 29 of Certified Survey Maps on Page 194 as Document No. 873885, being a lot line adjustment between Lot 2 of CSM 4292 & parcels of land in Holton Heights Addition to the City of Elkhorn being Lots 2-3, Block 1 & Lots 1-8, Block 2, together with a portion of vacated Broad Street & Fourth Avenue, located in part of the Southeast 1/4 of the Southeast 1/4 of Section 25 and the Northeast 1/4 of the Northeast 1/4 of Section 36, Town 3 North, Range 16 East, in the City of Elkhorn, County of Walworth, State of Wisconsin.

Tax Key No. YHT 00001B
Tax Roll Address: 638 North Broad Street

Tax Key No. YHT 000001C
Tax Roll Address: 640 North Broad Street

Part of Tax Key No. YA 429200002

SURVEYORS NOTES RELATIVE TO TITLE EXCEPTIONS WITHIN COMMITMENT NO. NCS-549693-10-MPLS, BEING REVISION NO. 1 DATED 11-01-2013 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY

EXCPETION NO. 12
STATE LONG DISTANCE TELEPHONE CO. EASEMENT RECORDED IN DOC. 619323 GRANTS A RIGHT OF WAY FOR A TELEPHONE LINE OR SYSTEM WITH NO SPECIFIC LOCATION NOR WIDTH.

EXCEPTION NO. 13
INGRESS/EGRESS EASEMENT TO THE CITY OF ELKHORN, RECORDED AS DOC. 78555 IS SHOWN ON THIS SURVEY (NORTH END BROAD STREET).

EXCEPTION 14
TELEPHONE CO. EASEMENT REC. AS DOC. 292324 IS SHOWN ON THIS SURVEY (ALONG EAST LINE CHURCH STREET).

EXCEPTION 15
TELEPHONE CO. EASEMENT REC. AS DOC. 298572 IS SHOWN ON THIS SURVEY (ALONG EAST LINE CHURCH STREET SAME LOCATION AND SIZE AS EXC. 14, DOC. 292324).

EXCEPTION 16
UTILITY EASEMENT TO CITY OF ELKHORN, REC. AS DOC. 742646 IS SHOWN ON THIS SURVEY (ALONG SOUTH LINE LOT 2).

EXCEPTION 18
STORMWATER PIPING EASEMENT RECORDED AS DOC. 749314 LIES 400 FEET (+/-) NORTH OF LOT 2.

EXCEPTION 19
REFERS TO THE ZONING ON LOT 2 AS B-2; THE CURRENT ZONING FOR LOT 2 IS I-1 WHICH HAS SETBACKS AS FOLLOWS:
FRONT – 25
SIDE – 10
REAR – 25

EXCEPTION 24
40'X45' AND 10'X125' PUBLIC UTILITY EASEMENTS AS SHOWN ON CSM 4497 ARE SHOWN ON THIS SURVEY.

EXCEPTION 25
20'X90' WATERMAIN EASEMENT PER CSM 4497 & DOC. 872885 IS SHOWN ON THIS SURVEY

SURVEYORS GENERAL NOTES:

THE LANDS SURVEYED FALL IN FLOOD HAZARD AREA "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 55127C0195D, EFFECTIVE DATE OF OCTOBER 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NO INTERSECTING STREET WAS SPECIFIED BY MY CLIENT, HOWEVER THE PROPERTY HAS DIRECT VEHICULAR ACCESS ON BOTH NORTH BROAD STREET AND CHURCH STREET, BOTH PUBLIC RIGHT OF WAYS.

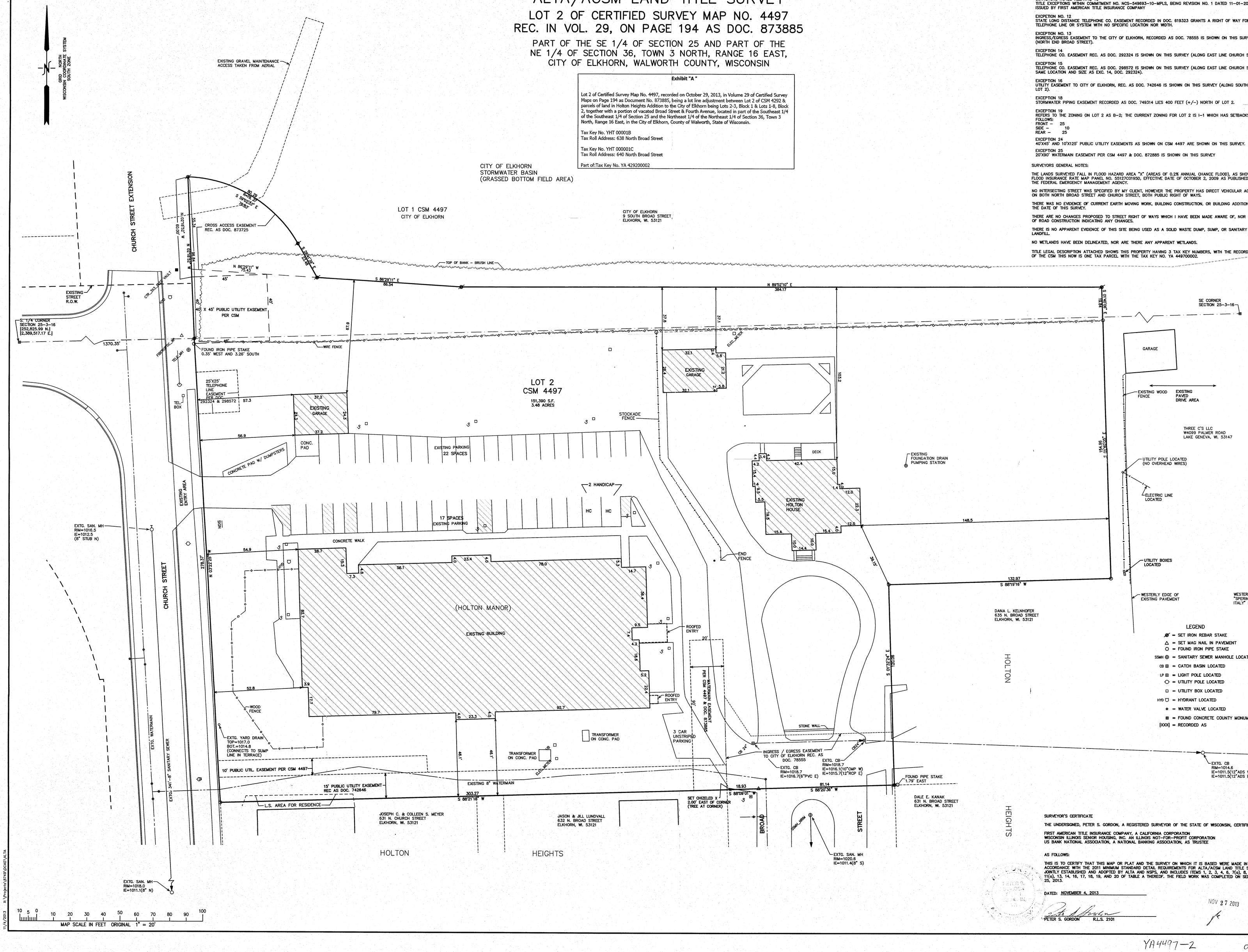
THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE DATE OF THIS SURVEY.

THERE ARE NO CHANGES PROPOSED TO STREET RIGHT OF WAYS WHICH I HAVE BEEN MADE AWARE OF, NOR ANY SIGN OF ROAD CONSTRUCTION INDICATING ANY CHANGES.

THERE IS NO APPARENT EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

NO WETLANDS HAVE BEEN DELINEATED, NOR ARE THERE ANY APPARENT WETLANDS.

TITLE LEGAL DESCRIPTION ATTACHED SHOWS THIS PROPERTY HAVING 3 TAX KEY NUMBERS, WITH THE RECORDING OF THE CSM THIS NOW IS ONE TAX PARCEL WITH THE TAX KEY NO. YA 448700002.



LEGEND

- ⌀ = SET IRON REBAR STAKE
- △ = SET MAG NAIL IN PAVEMENT
- ○ = FOUND IRON PIPE STAKE
- SSMH ⊕ = SANITARY SEWER MANHOLE LOCATED
- CB ⊞ = CATCH BASIN LOCATED
- LP ⊞ = LIGHT POLE LOCATED
- ◇ = UTILITY POLE LOCATED
- □ = UTILITY BOX LOCATED
- HYD ⬡ = HYDRANT LOCATED
- ● = WATER VALVE LOCATED
- ⊞ = FOUND CONCRETE COUNTY MONUMENT
- [XXX] = RECORDED AS

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, PETER S. GORDON, A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO:

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
WISCONSIN ILLINOIS SENIOR HOUSING, INC. AN ILLINOIS NOT-FOR-PROFIT CORPORATION
US BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE

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, 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2013.

DATED: NOVEMBER 4, 2013

PETER S. GORDON R.L.S. 2101

NOV 27 2013

WORK ORDERED BY:
HOLTON MANOR SKILLED NURSING FACILITY
638 NORTH BROAD STREET
ELKHORN, WI. 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
10/31/2013 – PG
UPDATE MAP

PROJECT NO.
8749

DATE
09/17/2013

SHEET NO.
1 OF 1

11/4/2013 K:\Projects\8749\DGN\ALTA

YA4497-2 004-2410