

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
- Fidelity National Title Insurance Company
 - Black River Bells, LLC, a Michigan limited liability company
 - Wells Fargo Bank, National Association, as Administrative Agent, its successors and assigns

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), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, 19, 20(a), 20(b) & 20(c) of Table A thereof. The field work was completed on February 9, 2024.

Ryan Wilgreen
Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 230363700



Date of Plat or Map: 4/30/24

LANDS DESCRIBED IN COMMITMENT NO. WA-22977, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF DECEMBER 4, 2023.

Lot One (1) of Certified Survey Map No. 5078 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on December 29, 2022 as Document No. 1073301, said Certified Survey Map, being a redivision of Lot 2 of Certified Survey Map No. 4535, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin.

ALTA NOTES:

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The East line of the Southeast 1/4 of Section 25-3-16, has a bearing of South 02°-01'-16" East.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55127C0183D with an effective date of October 2, 2009, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 0.741 acres (32,271 sq. ft.) of land, more or less.
- Fidelity National Title Insurance Company, Commitment No. WA-22977, with a commitment date of December 4, 2023 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**

#11 Utility Easement to Wisconsin Electric Power Company, dated September 17, 1973, recorded/filed November 27, 1973 as Document No. 672667. **Easement is depicted on this survey.**

#12 Sewer Easement to City of Elkhorn, a municipal corporation of Walworth County, Wisconsin, recorded August 17, 1981 as Document No. 71849, as amended by Affidavit recorded on September 3, 1981 as Document No. 72527. **Easement is depicted on this survey.**

#13 Recitals as shown on Certified Survey Map No. 5078 recorded on December 29, 2022, as Document No. 1073301. **Easements are depicted on this survey.**

#14 Storm Water Management Maintenance Agreement recorded on January 12, 2023, as Document Number 1073810. **This document affects the subject property and grants the City of Elkhorn access to the subject property for the inspection of storm water management facilities.**

#15 Declaration and Grant of Easements Agreement recorded January 18, 2023, as Document No. 1074016. **Easements are depicted on this survey.**

9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).

10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 21 regular striped parking stalls and 1 handicap accessible striped parking stalls for a total of 22 striped parking stalls.

11. In regards to ALTA/NSPS "Table A", Item No. 10, no party walls exist on the subject property.

12. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Walworth County GIS Website on the sheet issue date of this survey.

13. In regards to ALTA/NSPS "Table A", Item No. 14, the intersection of N. Wisconsin Street (S.T.H. "67") and Harvest Way is approximately 325' South of the subject property.

14. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.

15. In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Elkhorn or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.

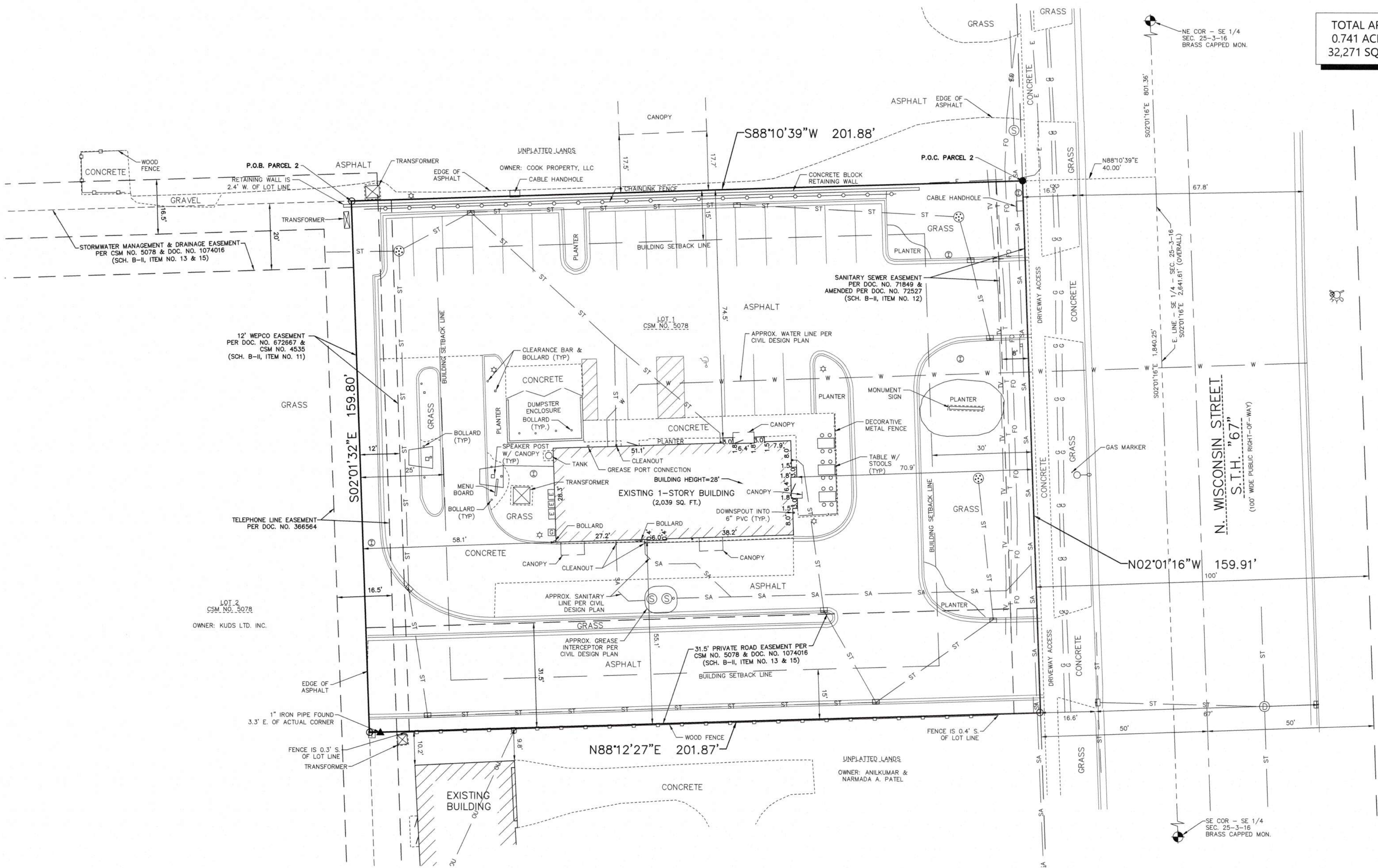
16. In regards to ALTA/NSPS "Table A", Item No. 18, all plottable offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.

17. In regards to ALTA/NSPS "Table A", Item No. 19, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

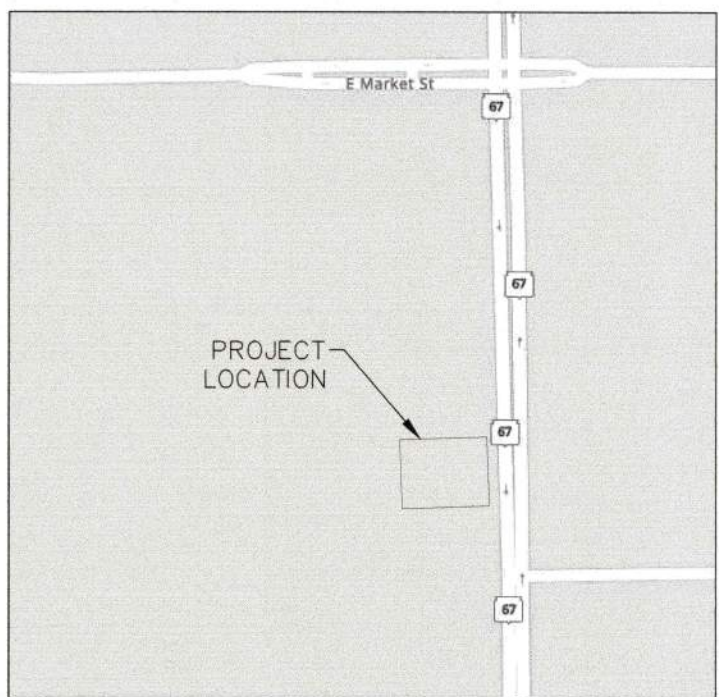
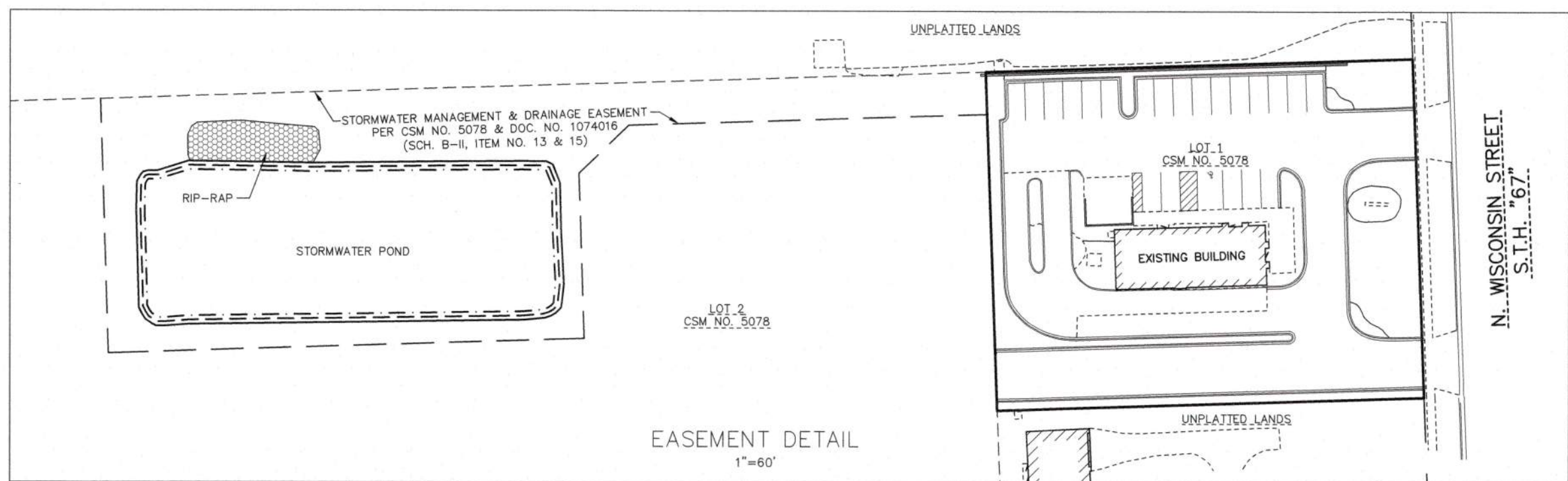
18. In regards to ALTA/NSPS "Table A", Item No. 20(a), the number of stories of all buildings on the subject property have been shown hereon.

19. In regards to ALTA/NSPS "Table A", Item No. 20(b), the subject property is described as a lot of a recorded certified survey map. Because the property is not described by a metes and bounds legal description, a Point of Beginning and Point of Commencement are not referenced and not depicted on this survey.

20. In regards to ALTA/NSPS "Table A", Item No. 20(c), zoning compliance confirmation was not required as part of this survey. As a result, the gross floor area of all buildings on the subject property is not depicted on this survey.



TOTAL AREA
0.741 ACRES
32,271 SQ. FT.



CURRENT ZONING: B-2 Community Business District

Building Setbacks:

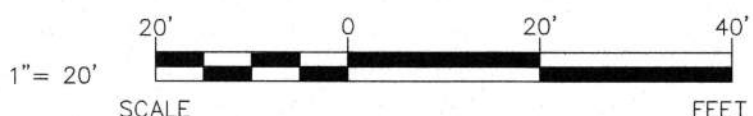
Front: 30 feet
Side: 15 feet
Rear: 25 feet

Maximum Building Height: 35 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Elkhorn Zoning Code. Zoning information shown hereon was obtained through research by Excel and may be incomplete. Zoning classification was verified by a City of Elkhorn Zoning Letter dated January 31, 2024.

LEGEND:

⊗	WATER VALVE IN BOX	— ST —	EXISTING STORM SEWER AND MANHOLE
⊞	EXISTING CURB INLET	— SA —	EXISTING SANITARY SEWER AND MANHOLE
⊙	UTILITY POLE	— W —	EXISTING WATER LINE AND HYDRANT
⊙—	STREET LIGHT	— OU —	EXISTING OVERHEAD UTILITY LINE
⊞	TELEPHONE PEDESTAL	— FO —	EXISTING UNDERGROUND FIBER OPTIC LINE
⊞	ELECTRIC PEDESTAL	— E —	EXISTING UNDERGROUND ELECTRIC CABLE
⊞	ELECTRIC TRANSFORMER	— T —	EXISTING UNDERGROUND TELEPHONE CABLE
☆	EXISTING LIGHT POLE	— G —	EXISTING UNDERGROUND GAS LINE
⊞	ELECTRIC METER	— TV —	EXISTING UNDERGROUND TELEVISION CABLE
⊞	ELECTRIC PANEL	—	EXISTING CURB AND GUTTER
⊞	GAS METER	—	PROPERTY LINE
—	EXISTING SIGN	—	RIGHT-OF-WAY LINE
⊙	IRRIGATION CONTROL VALVE	—	ADJACENT PROPERTY LINE
●	3/4" REBAR SET	—	EXISTING WOOD FENCE
○	3/4" REBAR FOUND	—	EXISTING CHAINLINK FENCE
▲	1" IRON PIPE FOUND		
⊙	MONUMENT FOUND		



NOTE:

SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY

848 N. WISCONSIN STREET • ELKHORN, WI 53121

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE FEB. 29, 2024

REVISIONS

MAR. 28, 2024
APR. 29, 2024

JOB NUMBER

230363700

SHEET NUMBER

AL