

ALTA / NSPS LAND TITLE SURVEY



EXCEL
Always a Better Plan
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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
190 E. GENEVA ST. • ELKHORN, WI 53121

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	OCT. 31, 2025
REVISIONS	

JOB NUMBER

250314800

SHEET NUMBER

AL

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
1. Knight Barry Title Group
 2. Walworth State Bank

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), 8, 9, 11(a), 11(b), 13, 16, 17, 18, 19 & 20(a) of Table A thereof. The field work was completed on October 1, 2025.

Ryan Wilgreen
Ryan Wilgreen, P.L.S. No. 2647
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Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 250314800



Date of Plat or Map: 11/18/2025

LANDS DESCRIBED IN LETTER REPORT OF TITLE NO. 2354638, PREPARED BY KNIGHT BARRY TITLE GROUP WITH A REPORT DATE OF AUGUST 20, 2025:

That part of Lots 6, 7 and 8 in Block 24 in the Village, now City of Elkhorn, County of Walworth, State of Wisconsin, described as follows: Beginning at the Southwest corner of Block 24 in the Village, now City of Elkhorn, Wisconsin, according to the recorded plat of said Village; running thence North 81 feet; thence East to the East line of said Block; thence South in the East line of said Block 81 feet to the Southeast corner thereof; thence West in the South line of said Block to the place of beginning.

TABLE A NOTES:

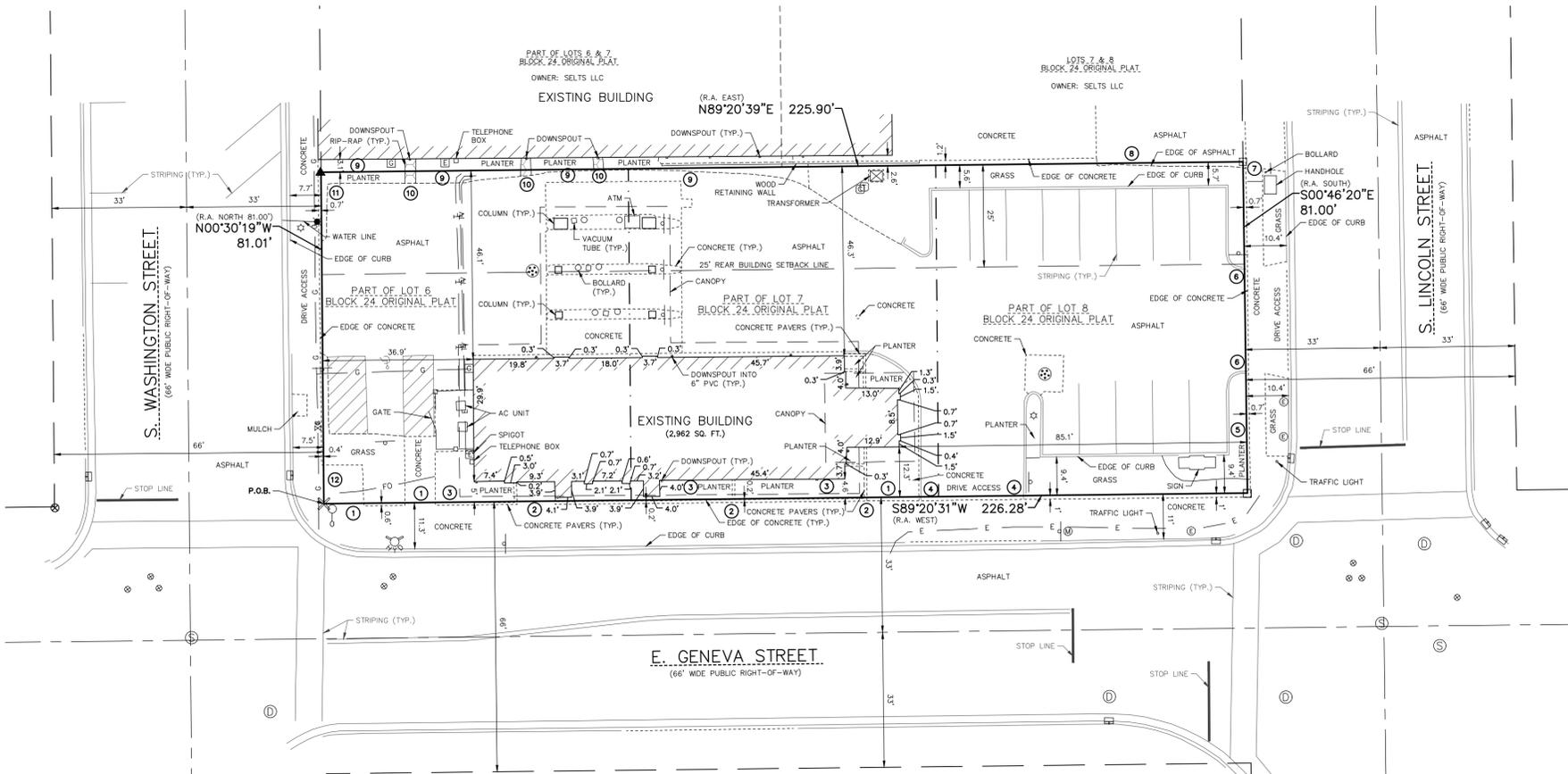
1. Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. Address: 190 E. Geneva Street, Elkhorn, WI 53121
3. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55127C0195E with an effective date of April 6, 2022, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
4. The property described hereon contains 0.420 acres (18,314 sq. ft.) of land, more or less.
6. (a) Zoning information was verified by a City of Elkhorn zoning letter dated October 3, 2025.
(b) Setback lines are depicted on this survey based on the opinion of this surveyor. Verify with local zoning department before any future construction activities take place.
7. (a) Exterior dimensions of all buildings at ground level are shown hereon.
(b)(1) The square footage of the exterior footprint of all buildings are shown hereon.
8. Substantial features observed during the process of conducting the fieldwork are shown hereon.
9. The subject property contains 13 regular striped parking stalls and 1 handicap accessible striped parking stalls for a total of 14 striped parking stalls.
11. (a) Utility plans and maps were obtained by Excel through Digger's Hotline planning ticket requests and information provided by the municipality.
(b) Visible evidence of underground utilities existing on or serving the subject property along with Digger's Hotline markings per Ticket No. 20253914644 have been shown. A private locate was not completed as part of this survey.
13. Adjacent owner information was taken from the Walworth County GIS Website on the sheet issue date of this survey.
16. At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
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.
18. No offsite easements or servitudes benefiting the subject property disclosed in record documents provided to Excel.
19. Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
20. (a) Asphalt and concrete paving/sidewalk area: 12,717.15 sq. ft. (approx.)

TITLE NOTES:

1. **Knight Barry Title Group, Letter Report of Title No. 2354638, with a report date of August 20, 2025 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:**

Easements, restrictions and other matters shown on the Plat of Village of Elkhorn recorded September 12, 1839 as Document No. C001S01A. **This document affects the subject property but does not contain any easements to depict on this survey.**

Warranty Deed to Walworth State Bank recorded on September 28, 2007 as Document No. 720071. **This document affects the subject property but does not contain any easements to depict on this survey.**
2. 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).



THE SUBJECT PROPERTY IS DIRECTLY ADJACENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF E. GENEVA STREET, THE EASTERLY RIGHT-OF-WAY LINE OF S. WASHINGTON STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF S. LINCOLN STREET

TOTAL AREA
0.420 ACRES
18,314 SQ. FT.

CURRENT ZONING: B-1 Central Business District

Building Setbacks:
Front: 0 feet
Side: 0 feet
Rear: 25 feet

Maximum Building Height: 50 feet

Parking Requirements: 3 spaces per 1,000 sq. ft. plus 5 stacking spaces for each drive through teller position or ATM

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. Zoning designation was verified by a City of Elkhorn zoning letter dated October 3, 2025.

- POSSIBLE VISIBLE ENCROACHMENTS:**
- 1 CONCRETE CROSSES THE SOUTH LOT LINE
 - 2 CONCRETE PAVERS CROSSES THE SOUTH LOT LINE
 - 3 PLANTER CROSSES THE SOUTH LOT LINE
 - 4 CONCRETE CURB CROSSES THE SOUTH LOT LINE
 - 5 PLANTER CROSSES THE EAST LOT LINE
 - 6 CONCRETE CURB CROSSES THE EAST LOT LINE
 - 7 ASPHALT CROSSES THE EAST LOT LINE
 - 8 ASPHALT CROSSES THE NORTH LOT LINE
 - 9 PLANTER CROSSES THE NORTH LOT LINE
 - 10 RIP-RAP CROSSES THE NORTH LOT LINE
 - 11 PLANTER CROSSES THE WEST LOT LINE
 - 12 CONCRETE CROSSES THE WEST LOT LINE

NOTE:
EXCEL DOES NOT EXPRESS ANY LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENTS DEPICTED HEREON.

NOTES:

1. 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. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
2. Surface indications of utilities along with Digger's Hotline markings per Ticket No. 20253914644 have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. 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.
3. 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.
4. The surveyed property is the same property described in Letter Report of Title No. 2354638, prepared by Knight Barry Title Group.
5. No gaps, strips, gores or overlaps exist within any portion of the subject property.

LEGEND:

⊙	STORM MANHOLE	— W	WATER LINE AND HYDRANT
⊙	SANITARY MANHOLE	— FO	UNDERGROUND FIBER OPTIC LINE
⊙	WATER VALVE IN BOX	— E	UNDERGROUND ELECTRIC CABLE
✱	WATER SERVICE VALVE	— T	UNDERGROUND TELEPHONE CABLE
⊙	CURB INLET	— G	UNDERGROUND GAS LINE
⊙	ROUND CATCH BASIN	— TV	UNDERGROUND TELEVISION CABLE
⊙	ELECTRIC MANHOLE	—	CURB AND GUTTER
⊙	ELECTRIC TRANSFORMER	—	PROPERTY LINE
⊙	ELECTRIC METER	—	RIGHT-OF-WAY LINE
⊙	LIGHT POLE	—	ADJACENT PROPERTY LINE
⊙	STREET LIGHT	—	INTERNAL LOT LINE
⊙	GAS METER	—	VINYL FENCE
⊙	TELEPHONE PEDESTAL		
⊙	CABLE TV PEDESTAL		
⊙	MONITORING WELL		
⊙	SIGN		
⊙	HANDICAP PARKING STALL		
⊙	1-1/4" REBAR FOUND		
⊙	1" IRON PIPE FOUND		
⊙	SPINDLE FOUND		
⊙	CUT "X" FOUND		
⊙	MAG NAIL FOUND		



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36-3-16 HAS A BEARING OF NORTH 00°46'-20" WEST.



VICINITY MAP
NOT TO SCALE