ALTA / ACSM LAND TITLE SURVEY

EXCEL ENGINEERING INC.
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FOND DU LAC, WI 54935
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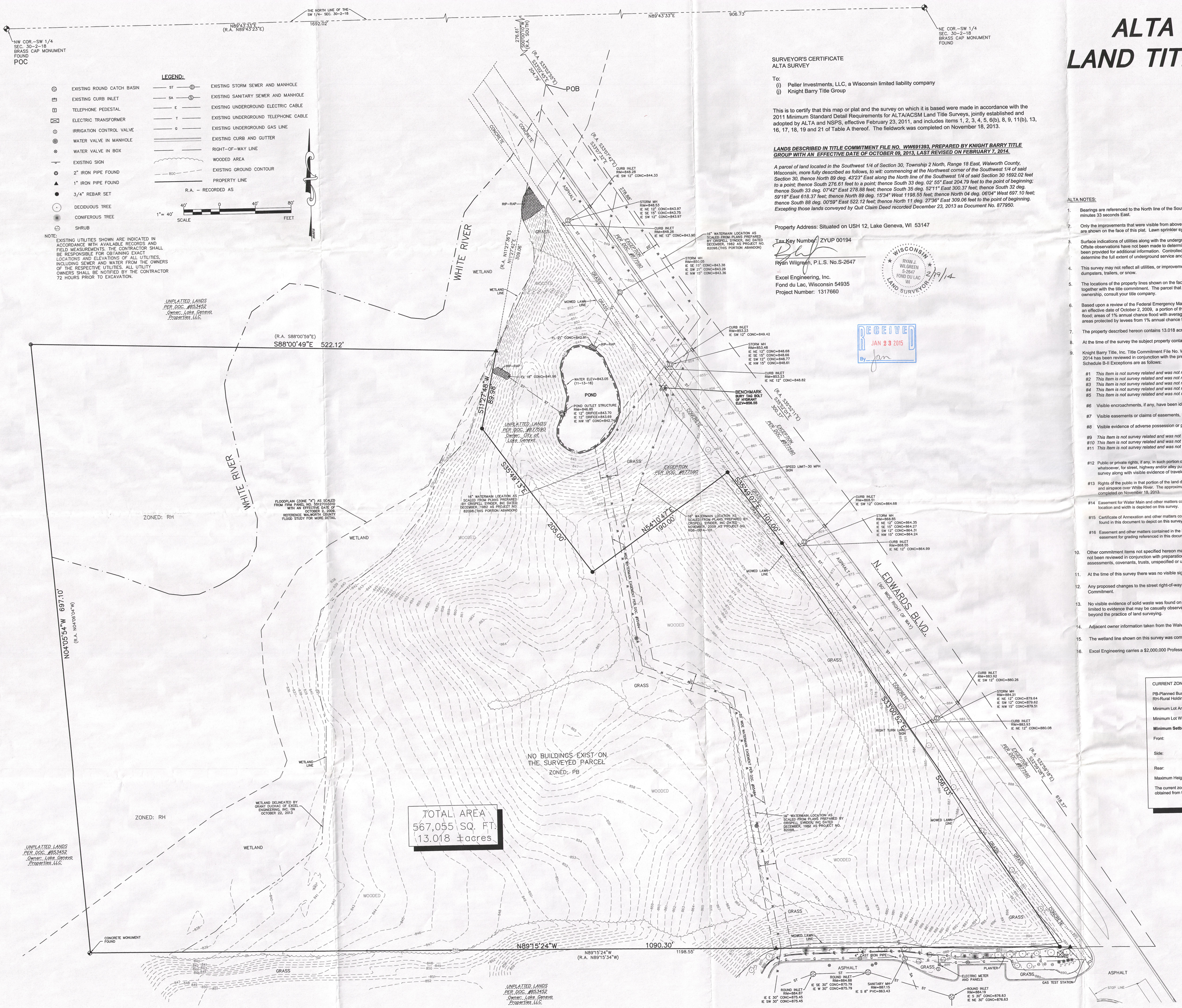
Always a Better Plan



SURVEYOR'S CERTIFICATE
ALTA SURVEY

To:
(i) Peller Investments, LLC, a Wisconsin limited liability company
(j) Knight Barry Title Group

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, effective February 23, 2011, and includes items 1, 2, 3, 4, 5, 6(b), 8, 9, 11(b), 13, 16, 17, 18, 19 and 21 of Table A thereof. The fieldwork was completed on November 18, 2013.

LANDS DESCRIBED IN TITLE COMMITMENT FILE NO. WW691393, PREPARED BY KNIGHT BARRY TITLE GROUP WITH AN EFFECTIVE DATE OF OCTOBER 09, 2013, LAST REVISED ON FEBRUARY 7, 2014.

A parcel of land located in the Southwest 1/4 of Section 30, Township 2 North, Range 18 East, Walworth County, Wisconsin, more fully described as follows, to wit: commencing at the Northwest corner of the Southwest 1/4 of said Section 30, thence North 89 deg. 43'23" East along the North line of the Southwest 1/4 of said Section 30 1692.02 feet to a point; thence South 276.61 feet to a point; thence South 33 deg. 02' 55" East 204.79 feet to the point of beginning; thence South 33 deg. 07'42" East 278.88 feet; thence South 35 deg. 52'11" East 300.37 feet; thence South 32 deg. 59'18" East 618.37 feet; thence North 89 deg. 15'34" West 1198.55 feet; thence North 04 deg. 06'04" West 697.10 feet; thence South 88 deg. 00'59" East 522.12 feet; thence North 11 deg. 27'36" East 309.06 feet to the point of beginning. Excepting those lands conveyed by Quit Claim Deed recorded December 23, 2013 as Document No. 877950.

Property Address: Situated on USH 12, Lake Geneva, WI 53147

Tax Key Number: ZYUP 00194

Ryan Wilgreen, P.L.S. No.S-2647
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1317660

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR 2/19/14

RECEIVED JAN 23 2015 By: Jan

ALTA NOTES:

1. Bearings are referenced to the North line of the Southwest Quarter of Section 30 having an recorded bearing of North 89 degrees 43 minutes 33 seconds East.
2. 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.
3. Surface indications of utilities along with the underground utilities located by Digger's Hotline 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 been provided for additional information. Controlled underground exploratory effort together with Digger's markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters, trailers, or snow.
5. 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.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55127C0331D with an effective date of October 2, 2009, a portion of the property described hereon falls within Zone "X" (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.)
7. The property described hereon contains 13.018 acres (567,055 sq. ft.), more or less.
8. At the time of the survey the subject property contained (0) regular parking stalls and (0) handicapped parking stalls.
9. Knight Barry Title, Inc. Title Commitment File No. WW691393, with an effective date of October 09, 2013, last revised on February 7, 2014 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B-II Exceptions are as follows:

   #1 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #2 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #3 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #4 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #5 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #6 Visible encroachments, if any, have been identified by this survey.

   #7 Visible easements or claims of easements, if any, have been identified by this survey.

   #8 Visible evidence of adverse possession or prescriptive easements, if any, have been identified by this survey.

   #9 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #10 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #11 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #12 Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. Dedicated streets and alleys per the public record have been shown on this survey along with visible evidence of traveled roadways adjacent to the subject property.

   #13 Rights of the public in that portion of the land described in Schedule A as may lie below the ordinary high-water mark, and in the waters of and airspace over White River. The approximate centerline of the White River has been depicted on this survey per survey fieldwork completed on November 18, 2013.

   #14 Easement for Water Main and other matters contained in the instrument recorded October 13, 1983 as Document No. 95484. Easement location and width is depicted on this survey.

   #15 Certificate of Annexation and other matters contained in instrument recorded December 10, 2008 as Document No. 750787. No easements found in this document to depict on this survey.

   #16 Easement and other matters contained in the instrument recorded December 23, 2013 as Document No. 877590. The temporary limited easement for grading referenced in this document has expired based on the completion of N. Edwards Blvd road construction.

10. Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM 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).
11. At the time of this survey there was no visible signs of earth moving work, building construction, or building additions.
12. Any proposed changes to the street right-of-way lines have not been disclosed by the City of Lake Geneva or the current Title Commitment.
13. No visible evidence of solid waste was found on the subject property during the time of survey. ALTA / ACSM "TABLE A", Item # 18 is limited to evidence that may be casually observed through the normal course of completing a survey without specific training beyond the practice of land surveying.
14. Adjacent owner information taken from the Walworth County Web Mapping Application at the time of survey.
15. The wetland line shown on this survey was completed by Grant Duchac of Excel Engineering on October 22, 2013.
16. Excel Engineering carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

CURRENT ZONING:

PB-Planned Business (lying easterly of the floodplain line)
RH-Rural Holding (lying westerly of the floodplain line)

Minimum Lot Area (Zone PB):	20,000 sq. ft.
Minimum Lot Width (Zone PB):	100 ft.
Minimum Setbacks (Zone PB:	
Front:	25 ft. 40 ft. (Street side)
Side:	10 ft. (least side) 20 ft. (sum of sides)
Rear:	30 ft.
Maximum Height of Principal Structure (Zone PB):	35 ft.

The current zoning classification & setback/bulk requirements for the subject property were obtained from the City of Lake Geneva Building Department Website.

OWNER:

PROJECT:
PELLER INVESTMENTS
N. EDWARDS BOULEVARD
LAKE GENEVA, WI

SHEET ISSUE:
FEBRUARY 19, 2014
SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

REVISIONS:

JOB NUMBER:
1317660

SHEET
ES

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ZYUP – 194 007-3105