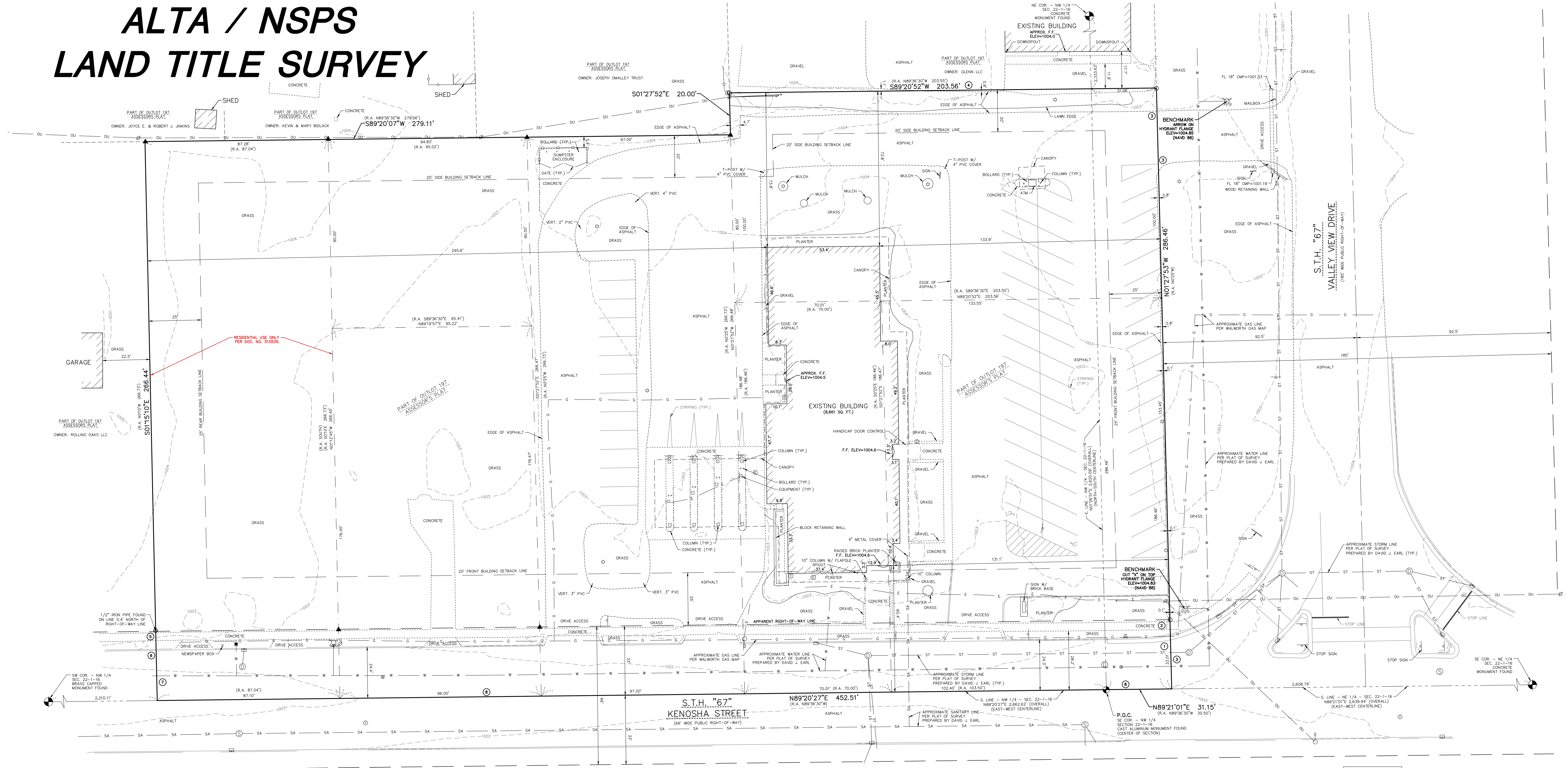


ALTA / NSPS LAND TITLE SURVEY



PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
105 WI-67 • WALWORTH, WI 53184



SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Knight Barry Title Group
2. First National Bank & Trust f/k/a Walworth State Bank, a Wisconsin banking corporation

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 by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 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 November 18, 2025.

Ryan Wilgoren
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Project Number: 250314800

WISCONSIN
RYAN WILGOREN
25647
FOND DU LAC
WISCONSIN
LAND SURVEY

Date of Plat or Map: 12/5/2025

- TABLE A NOTES:**
- Monuments have been placed (or a reference monument 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.
 - Address: 105 WI-67, Walworth, WI 53184
 - Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55127C0312D with an effective date of October 2, 2009, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
 - The property described hereon contains 3.049 acres (132,806 sq. ft.) of land, more or less.
 - Elevations shown on this survey are based on North American Vertical Datum 1988 (NAVD88).
 - (a) Zoning information was verified by a Village of Walworth zoning letter dated October 7, 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.
 - (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.
 - Substantial features observed during the process of conducting the fieldwork are shown hereon.
 - The subject property contains 65 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 67 striped parking stalls.
 - (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. 2025-4011046 have been shown. A private locate was not completed as part of this survey.
 - Adjacent owner information was taken from the Walworth County GIS Website on the sheet issue date of this survey.
 - At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
 - No proposed changes to the street right-of-way lines have been disclosed by the Village of Walworth 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.
 - No offsite easements or servitudes benefiting the subject property disclosed in record documents provided to Excel.
 - Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
 - (a) Asphalt and concrete paving/sidewalk area: 63,765 sq. ft. (approx.)

- TITLE NOTES:**
- Knight Barry Title Group, Letter Report of Title No. 2354650, Revision 3, with a commitment date of August 20, 2025 has been reviewed in conjunction with the preparation of this survey. Survey related exceptions are as follows:**
Easements, restrictions and other matters shown on the Plat of Assessor's Plat of the Village of Walworth recorded April 27, 1937 as Document No. P323109. This document affects the subject property but does not contain any easements to depict on this survey.
Vesting Deeds recorded on September 19, 1975 as Document No. 696628; recorded April 21, 2008 as Document No. 734766; recorded June 10, 1988 as Document No. 163426; recorded April 18, 1975 as Document No. 690500 recorded September 22, 1975 as Document No. 690690; recorded May 6, 1966 as Document No. 500817. These documents affect the subject property but do not contain any easements to depict on this survey. Document No. 690500 does not affect the subject property.
 - 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).

- NOTES:**
- 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.
 - Surface indications of utilities along with Digger's Hotline markings per Ticket No. 20254011046 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.
 - 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.
 - The surveyed property is the same property described in Letter Report of Title No. 2354650, Revision 3, prepared by Knight Barry Title Group.
 - No gaps, strips, gores or overlaps exist within any portion of the subject property.

TOTAL AREA
3,049 ACRES
132,806 SQ. FT.

CURRENT ZONING: B-3 Highway Business District (Parcels 1-4)
R-1 Single Family Residence (Parcels 5-7)

Building Setbacks:
Front: 25 feet
Side: 20 feet (Parcels 1-4) 10 feet (Parcels 5-7)
Rear: 25 feet

Maximum Building Height: 35 feet

Parking Requirements: 1 space per 200 sq. ft. plus 1 space per employee for the work shift with the largest number of employees. Also space for 4 waiting vehicles at each drive through lane.

The current Zoning Setbacks and the Bulk Requirements have been listed per the Village of Walworth Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning designation was verified by a Village of Walworth zoning letter dated October 7, 2025.

THE SUBJECT PROPERTY IS DIRECTLY ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF KENOSHA STREET AND THE WEST RIGHT-OF-WAY LINE OF S.T.H. "67".



- POSSIBLE VISIBLE ENCROACHMENTS:**
- CONCRETE CURB CROSSES THE EAST LOT LINE
 - CONCRETE SIDEWALK CROSSES THE EAST LOT LINE
 - ASPHALT CROSSES THE EAST LOT LINE
 - ASPHALT CROSSES THE NORTH LOT LINE
 - CONCRETE SIDEWALK CROSSES THE WEST LOT LINE
 - CONCRETE CURB CROSSES THE WEST LOT LINE
 - ASPHALT CROSSES THE WEST LOT LINE
 - ASPHALT CROSSES THE SOUTH LOT LINE
- NOTE:
EXCEL DOES NOT EXPRESS ANY LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENTS DEPICTED HEREON.

LEGEND:

⊕	WATER VALVE IN BOX	— ST —	STORM SEWER AND MANHOLE
⊖	CURB INLET	— SA —	SANITARY SEWER AND MANHOLE
⊕	UTILITY POLE WITH GUY WIRE	— W —	WATER LINE AND HYDRANT
⊖	ELECTRIC MANHOLE	— OU —	OVERHEAD UTILITY LINE
⊕	ELECTRIC PEDESTAL	— E —	UNDERGROUND ELECTRIC CABLE
⊖	LIGHT POLE	— G —	UNDERGROUND GAS LINE
⊕	STREET LIGHT	— — —	CURB AND GUTTER
⊖	GAS VALVE	— — —	PROPERTY LINE
⊕	GAS METER	— — —	RIGHT-OF-WAY LINE
⊖	TELEPHONE MANHOLE	— — —	ADJACENT PROPERTY LINE
⊕	TELEPHONE PEDESTAL	— — —	INTERNAL LOT LINE
⊖	SIGN	— — —	EXISTING GROUND CONTOUR
⊕	HANDICAP PARKING STALL	— — —	WOOD FENCE
⊖	3/4" REBAR FOUND	○	
⊕	1" IRON PIPE FOUND	○	
⊖	1/2" IRON PIPE FOUND	○	
⊕	MONUMENT FOUND	○	
(R.A.)	"RECORDED AS" INFORMATION		

1" = 20' SCALE

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 22-1-16 HAS A BEARING OF NORTH 89°-20'-27" EAST.

SHEET DATES

ISSUE DATE	NOV. 21, 2025
REVISIONS	DEC. 5, 2025

JOB NUMBER
250314800

SHEET NUMBER
AL