

ALTA / NSPS
LAND TITLE SURVEY

PROJECT INFORMATION

SUBMITTAL CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
1. Fidelity Land Title, Ltd.
 2. Bluff Ridge Apartments, LLC
 3. Bluff Ridge Apartments, LLC, a Wisconsin Limited Liability Company
 4. Landmark Credit Union, Its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail for Land Title Surveys as set forth in the Wisconsin Statutes, Chapter 89, and as approved by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6.9, 11, 14, 16 and 19 of Table A thereof. This fieldwork was completed on July 31, 2020.



Date of Plat or Map: 7/29/2020

LANDS DESCRIBED IN COMMITMENT NO. 54517, PREPARED BY FIDELITY AND TITLE, LTD., WITH AN EFFECTIVE DATE OF JULY 6, 2020.

Lot 2 of CSM No. 3125, according to the recorded plat thereof recorded in Volume 17 of Certified Surveys on Page 82 through 87 as Document No. 421397, located in the SE 1/4 of Section 3, 14N, R15E, City of Whitewater, Walworth County, Wisconsin.

Tax Key No.: A/312500002

Address: Bluff Ridge Dr/Moraine View Pkwy Whitewater WI 53190

ALTA/NSPS LAND TITLE SURVEY
BLUFF RIDGE APARTMENTS
175 BLUFF RIDGE DRIVE • WHITEWATER, WI 53190

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE AUG. 7, 2020
REVISIONS

AUG. 13, 2020

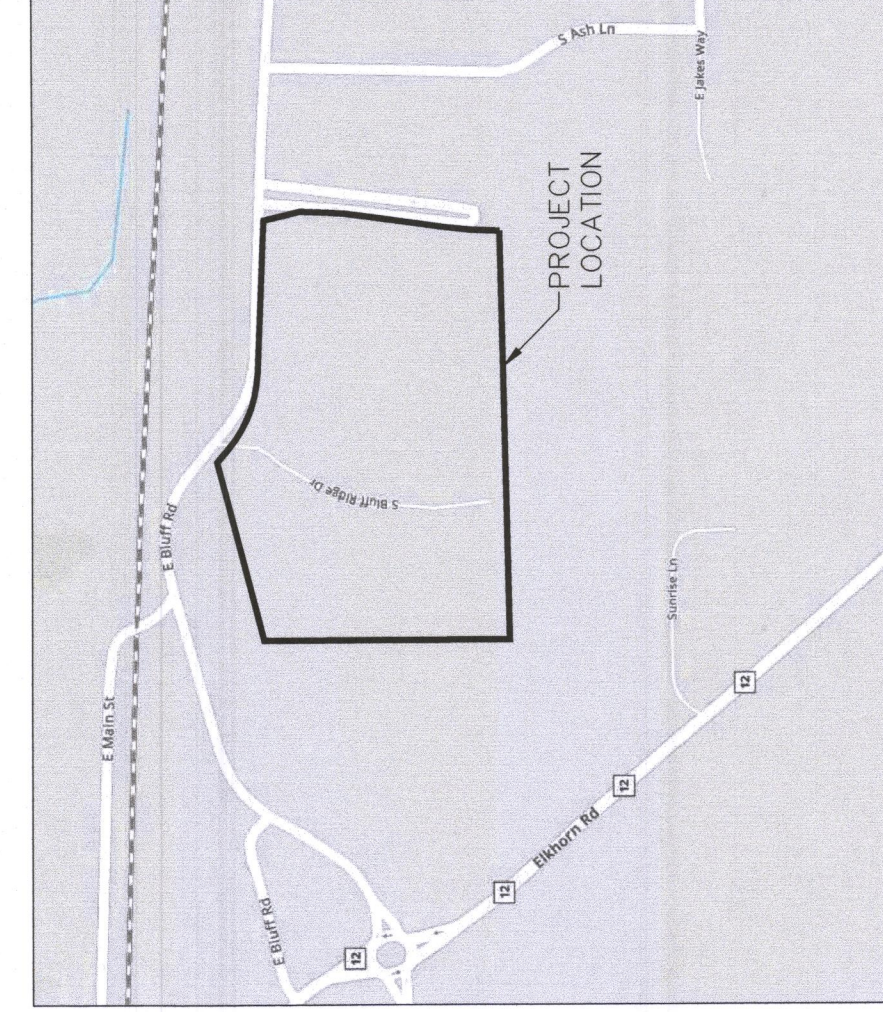
JOB NUMBER
2038820

SHEET NUMBER
AL

3025 CIRCLE ENGINEERING, INC.

ALTA NOTES

1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The East line of the Southeast 1/4 of Section 3-4-15 has a bearing of North 00°00'36" 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 Dogger's Hotline markings on the surveyed parcel have been shown. Official 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. Contractors are responsible for any and all utility relocation or repair work. Dogger's Hotline markings are not to be used for any purpose other than as a guide to the location of utilities. Dogger's Hotline markings are not to be used for any purpose other than as a guide to the location of utilities.
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 or trailers.
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 shown on the face of this plat is not to be used for any purpose other than as a guide to the location of utilities.
6. Based on the survey of the subject property, the subject property contains 15 regular, striped parking stalls and 0 handicap accessible striped parking stalls for a total of 15 striped parking stalls.
7. The property described herein contains 17.384 acres (757,247 sq. ft.) of land, more or less.
8. **Fieldwork Date:** July 31, 2020. **Effective Date:** July 6, 2020. **Notes related to the survey:**
 - #11 Notes, Restrictions, Easements, Covenants, all other matters if any, as shown on Certified Survey Map No. 3125, recorded as Document No. 421397 and as follows: Public Utility easement, drainage and driveway easements all as shown on the recorded plat of Certified Survey Map No. 3125. **Easements are depicted on this survey.**
 - #12 Covenants, Conditions and Restrictions as set forth in Deeds recorded on 07/16/09, in Volume 665 on Page 198 and 199 of Records as Document No. 421431 and 421432. **These documents reference easements from Certified Survey Map No. 3125. Easements from the CSM are depicted on this survey. Additional Driveway Easement in Document No. 421451 is depicted on this survey.**
 - #13 Easement to the City of Whitewater recorded on 07/15/1999 in Volume 665 of Records on Page 197 as Document No. 421433. **Easement is depicted on this survey.**
 - #14 Easement to Wisconsin Electric Power Company, Wisconsin Bell Inc., Delta American-Wisconsin and Marcell Cable Partners, LLC (Delta Charter Communications) recorded on 10/14/1999 in Volume 667 of Records on Page 259 as Document No. 420974. **Easement is depicted on this survey.**
 - #15 Easement to Wisconsin Bell Telephone Company (Delta American-Wisconsin) recorded on 01/24/2000 in Volume 669 of Records on Page 231 as Document No. 430146. **Easement is depicted on this survey.**
 - #16 Covenants, Conditions and Restrictions as set forth in Notice recorded on 07/18/07, as Document No. 714010. **Bluff Ridge Drive is depicted on this survey.**
9. Other commitment items not specified herein 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. If a restriction agreement, deed, mortgage, lease, special assessment, easement, license, right-of-way or other instrument is shown on the face of this plat, it is shown as such.
11. In regards to ALTA/NSPS Table A, Item No. 14, the subject property is situated at the southwest corner of the intersection of Bluff Road and S. Moraine View Parkway.
12. 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.



VICINITY MAP
NOT TO SCALE

- LEGEND:
- WATER VALVE IN BOX
 - WATER SERVICE VALVE
 - EXISTING ROUND CATCH BASIN
 - EXISTING UNDERGROUND ELECTRIC CABLE
 - EXISTING UNDERGROUND TELEPHONE CABLE
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING UNDERGROUND TELEVISION CABLE
 - EXISTING CURB AND GUTTER
 - EXISTING WOOD FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - STREET LIGHT
 - EXISTING LIGHT POLE
 - GAS VALVE
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - OUT "X" SET

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DOGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN AS A GUIDE TO THE LOCATION OF UTILITIES. FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING, INC. ENGINEERING, INC. HAS CONDUCTED A VISUAL SEARCH OF THE SURVEYED PARCEL AND HAS DETERMINED THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

CURRENT ZONING: B-3 Highway Commercial and Light Industrial District

Building Setbacks:

Front Street:	15 feet
Side:	15 feet
Rear:	20 feet

Maximum Building Height: Five stories or 100 feet (whichever is greater)

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Whitewater Zoning Code. Zoning classification was not provided by the client as part of this survey as required by ALTA Table A, Item No. 16(a).

