

# ALTA \ NSPS LAND TITLE SURVEY

Lots 11 and 12 of Lawdale, City of Whitewater, Walworth County, Wisconsin

TO: Rhyon Properties LLC,  
Chicago Title Insurance Company

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, 4, 7A, 8, 9 AND 16 OF TABLE A THEREOF AND COMPLIES WITH CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE. THE FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2025.

DATE OF PLAT OR MAP: MARCH 13, 2025

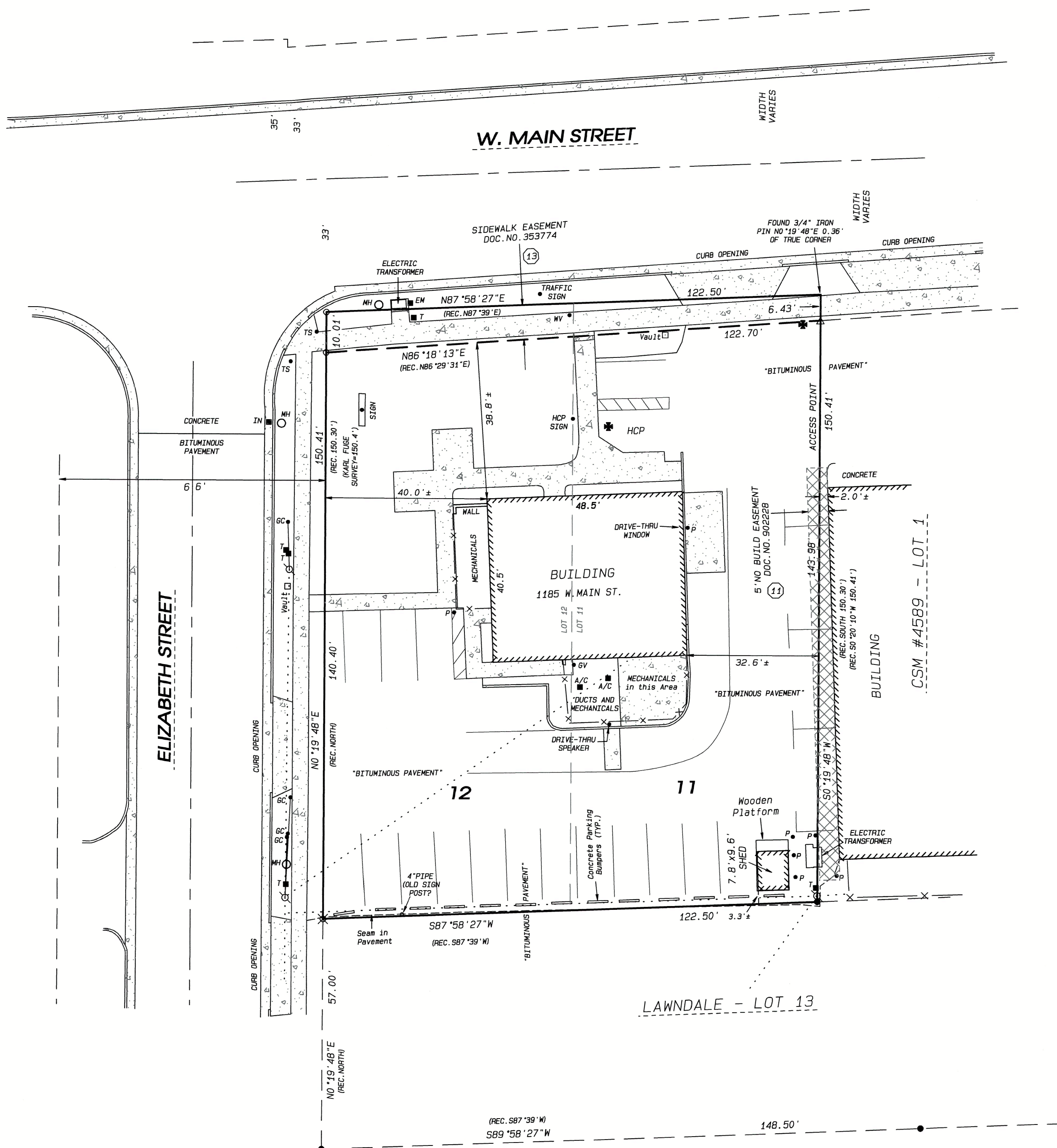
*Jeffrey R. Garde*  
JEFFREY R. GARDE, PLS NO. 2766

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained herein shall not apply to any copies.

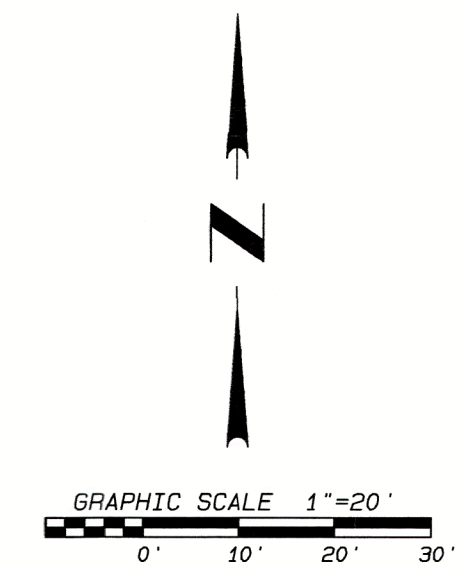


**SCHEDULE B - PART II EXCEPTION NOTES:**

10. Rights of the public to any portion of the Land lying within the area commonly known as West Main Street, a/k/a State Highway "89" and South Elizabeth Street.
11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on April 6, 2015, as Document No. 902228. (LOCATION OF EASEMENT SHOWN ON MAP.)
12. Obligations to contribute to the reasonable and necessary costs of maintenance and repair of any private road or driveway that provides ingress and egress to a public road, including but not limited to obligations under Sec. 710.20, Wis. Stats.
13. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to State of Wisconsin, Department of Transportation, recorded on April 29, 1997, as Document No. 353774. (LOCATION SHOWN ON MAP.)



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
  - ⊗ SET RAILROAD SPIKE
  - FOUND 3/4" IRON PIN
  - △ FOUND PK NAIL
  - UTILITY POLE
  - IN ■ CURB INLET
  - GC ■ GUY CABLE ANCHOR
  - MH ○ MANHOLE
  - P ● GUARD POST (BOLLARD)
  - T ■ TELEPHONE BOX
  - HCP ■ HANDICAP DESIGNATED PARKING STALL
  - EM ■ ELECTRIC METER
  - TS ● TRAFFIC SIGNAL
  - WV ● WATER VALVE
  - GV ● GAS VALVE
  - A/C ■ AIR CONDITIONER
  - MONITORING WELL
  - X-X- FENCE
  - ..... OVERHEAD UTILITY LINES
  - CONCRETE
  - ⑬ SCHEDULE B-II EXCEPTION IDENTIFIER



NOTE: THIS SURVEY IS BASED ON TITLE COMMITMENT NO. WA-23871 REVISION A, ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED FEBRUARY 12, 2025.

NOTE: THE SUBJECT PREMISES CONTAINS 18410 SQ.FT. (THIS INCLUDES LAND SUBJECT TO SIDEWALK EASEMENT.)

NOTE: THERE ARE 22 STRIPED PARKING STALLS LOCATED ON OR PARTIALLY LOCATED ON THE SUBJECT PREMISES, OF WHICH 1 IS DESIGNATED FOR HANDICAP USE.

NOTE: ASSUMED SO 19'48"W ALONG THE EAST LINE OF SAID LOT 11.

NOTE: SURVEYOR OBSERVED NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

	• LAND SURVEYING	DATE	02/25/2025
	• LAND PLANNING	BY	s11
	• CIVIL ENGINEERING	PROJECT NO.	125-036
	109 W. Milwaukee St. Janesville, WI 53549 www.combsurvey.com	te: 608 752-0575 fax: 608 752-0534	CLIENT