

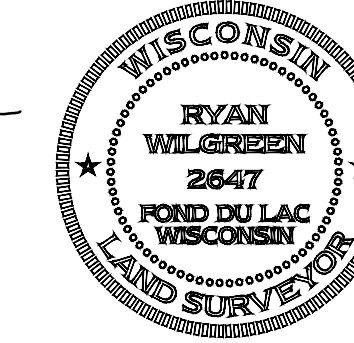
ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Knight Barry Title Group
2. Walworth State Bank, a Wisconsin 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 3, 2025.

Ryan Wilgreen
Ryan Wilgreen, P.L.S. No. 3-2647
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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. 2354652, PREPARED BY KNIGHT BARRY TITLE GROUP WITH A REPORT DATE OF AUGUST 20, 2025;

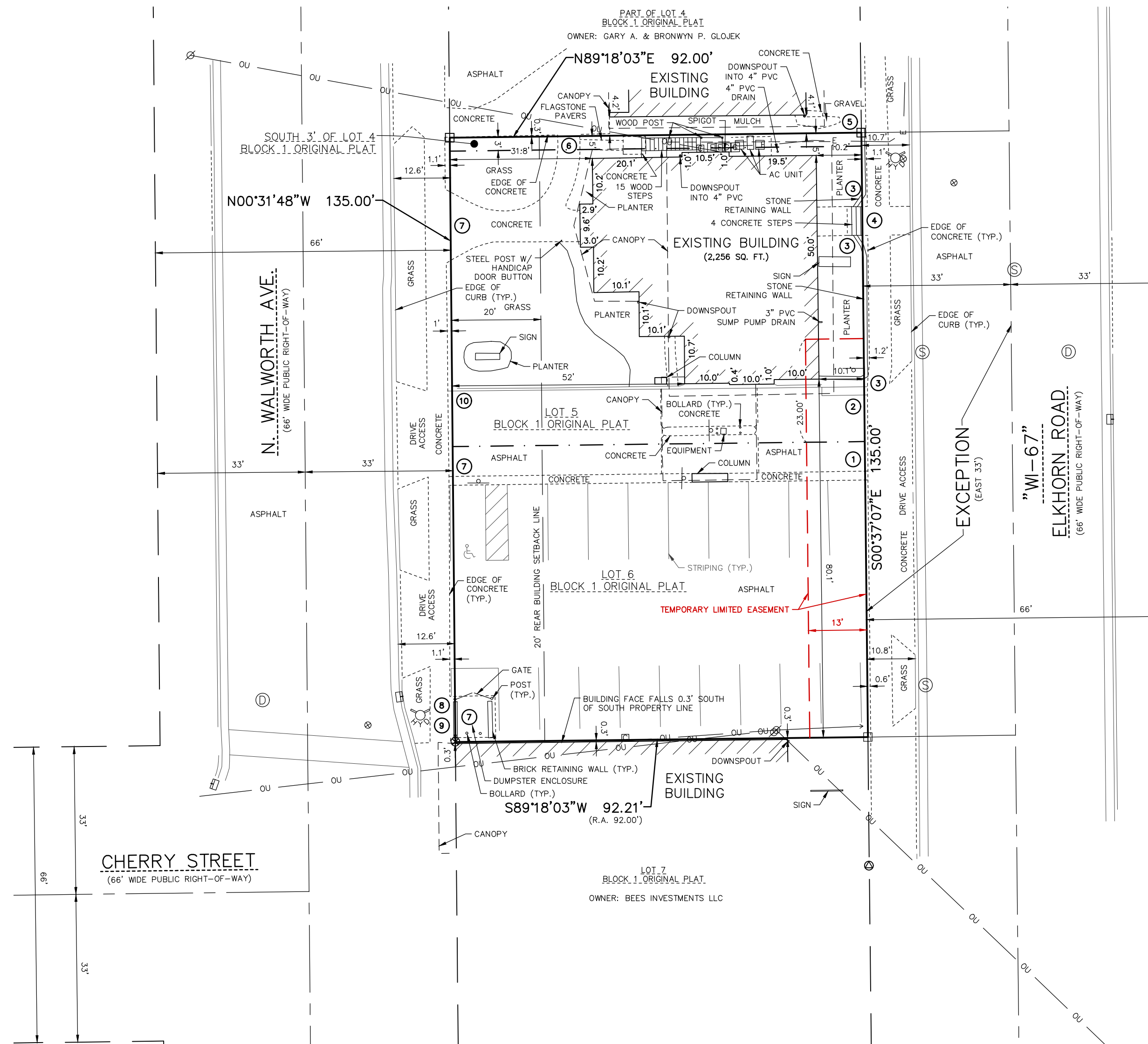
Lot 6 in Block 1 of the Original Plat of the Village of Williams Bay; EXCEPTING THEREFROM the East 33 feet thereof, which has been conveyed to the Village of Williams Bay for highway purposes. Said land being in the Village of Williams Bay, County of Walworth, State of Wisconsin.
AND
Lot 5 and the South 3 feet of Lot 4, all in Block 1 of the Original Plat of the Village of Williams Bay, subject to the rights of the public in any highway or sidewalks. Said land being in the Village of Williams Bay, County of Walworth, State of Wisconsin.

TABLE A NOTES:

- Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address: 121 N. Walworth Avenue, Williams Bay, WI 53191
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55127C0308D 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 0.285 acres (12,434 sq. ft.) of land, more or less.
- (a) Zoning information was verified by a Village of Williams Bay zoning letter dated October 7, 2025.
(b) Visible evidence of underground utilities existing on or serving the subject property along with Digger's Hotline markings per Ticket No. 2025401118 have been shown. A private locate was not completed as part of this survey.
- (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 18 regular striped parking stalls and 1 handicap accessible striped parking stalls for a total of 19 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. 2025401118 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 Williams Bay 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: 7,745.33 sq. ft. (approx.)

TITLE NOTES:

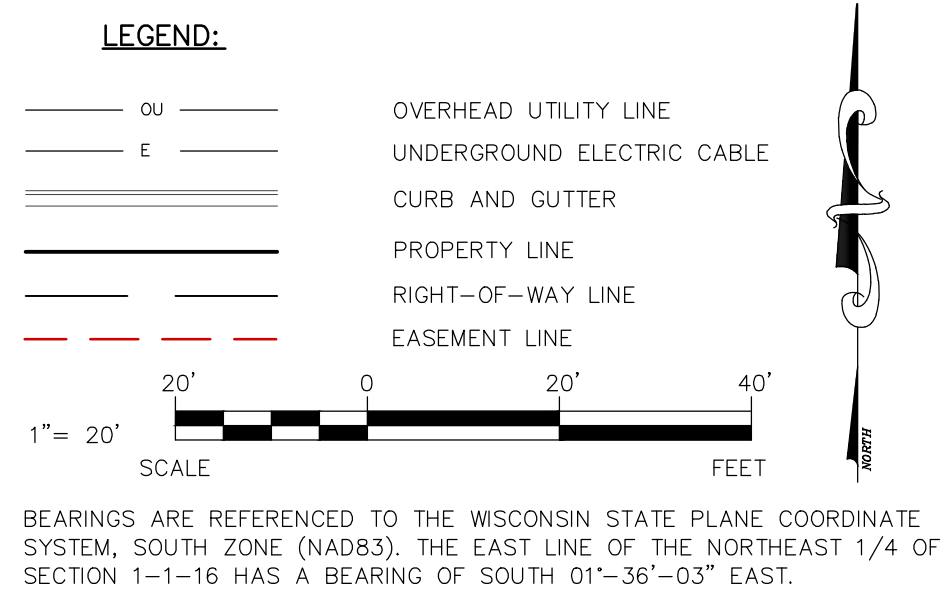
- Knight Barry Title Group, Letter Report of Title No. 2354652, with a report date of August 20, 2025 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:**
Easements, restrictions and other matters shown on the Plat of Village of Williams Bay recorded July 3, 1989 as Document No. 110352. **This document affects the subject property but does not contain any easements to depict on this survey.**
Easement and other matters contained in the instrument recorded June 8, 2022 as Document No. 1063281. **Easement is depicted on this survey but may be expired.**
Special Warranty Deed to Walworth State Bank, a Wisconsin State bank recorded on November 12, 2001 as Document No. 489146. **This document affects the subject property but does not contain any easements to depict on this survey.**
- 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).



**TOTAL AREA
0.285 ACRES
12,434 SQ. FT.**

THE SUBJECT PROPERTY IS DIRECTLY ADJACENT TO THE EASTERLY RIGHT-OF-WAY LINE OF N. WALWORTH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF ELKHORN ROAD

- LEGEND:**
- ⊙ STORM MANHOLE
 - ⊙ SANITARY MANHOLE
 - ⊙ HYDRANT
 - ⊙ WATER VALVE IN BOX
 - ⊙ CURB INLET
 - ⊙ UTILITY POLE WITH GUY WIRE
 - ⊙ ELECTRIC METER(S)
 - ⊙ GAS METER(S)
 - ⊙ CATV PANEL(S)
 - ⊙ SIGN
 - ⊙ HANDICAP PARKING STALL
 - ⊙ CONCRETE MONUMENT W/ 3/8" ROD FOUND
 - ⊙ 1/2" IRON PIPE FOUND
 - ⊙ 1/2" REBAR FOUND
 - ⊙ MAG NAIL SET
 - (R.A.) "RECORDED AS" INFORMATION



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1-1-16 HAS A BEARING OF SOUTH 01°-36'-03" EAST.

- POSSIBLE VISIBLE ENCROACHMENTS:**
- CONCRETE CROSSES THE EAST LOT LINE
 - CONCRETE CURB CROSSES THE EAST LOT LINE
 - STONE RETAINING WALL CROSSES THE EAST LOT LINE
 - CONCRETE CROSSES THE EAST LOT LINE
 - STONE RETAINING WALL CROSSES THE NORTH LOT LINE
 - CONCRETE CROSSES THE NORTH LOT LINE
 - CONCRETE CROSSES THE WEST LOT LINE
 - POST CROSSES THE WEST LOT LINE
 - BRICK RETAINING WALL CROSSES THE WEST LOT LINE
 - CONCRETE CURB 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:

- 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. 2025401118 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. 2354652, prepared by Knight Barry Title Group.
- No gaps, strips, gores or overlaps exist within any portion of the subject property.

CURRENT ZONING: VC Village Center District

Building Setbacks:
Front: 0 feet
Side: 0 feet
Rear: 20 feet

Maximum Building Height: 35 feet (40 feet with conditional use permit)

Parking Requirements: dependent on land use

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



VICINITY MAP
NOT TO SCALE

Excel
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
121 N. WALWORTH AVE. • WILLIAMS BAY, WI 53191

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	OCT. 31, 2025
REVISIONS	

JOB NUMBER

250314800

SHEET NUMBER

AL