

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
1221 S. SHORE DR. • DELAVAN, WI 53115

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE NOV. 7, 2025

REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER
250314800

SHEET NUMBER



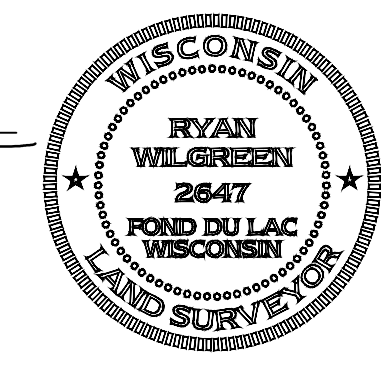
ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Knight Barry Title Group
2. Walworth 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 September 30, 2025.

Ryan Wilgreen
Ryan Wilgreen, P.L.C. No. 3-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 250314800



Date of Plat or Map: 11/18/2025

CURRENT ZONING: B-4 Highway Business District

Building Setbacks:
Front: South Shore Drive = 50 feet
S.T.H. 50 = 85 feet
Side: 40 feet
Rear: 40 feet

Maximum Building Height: 45 feet

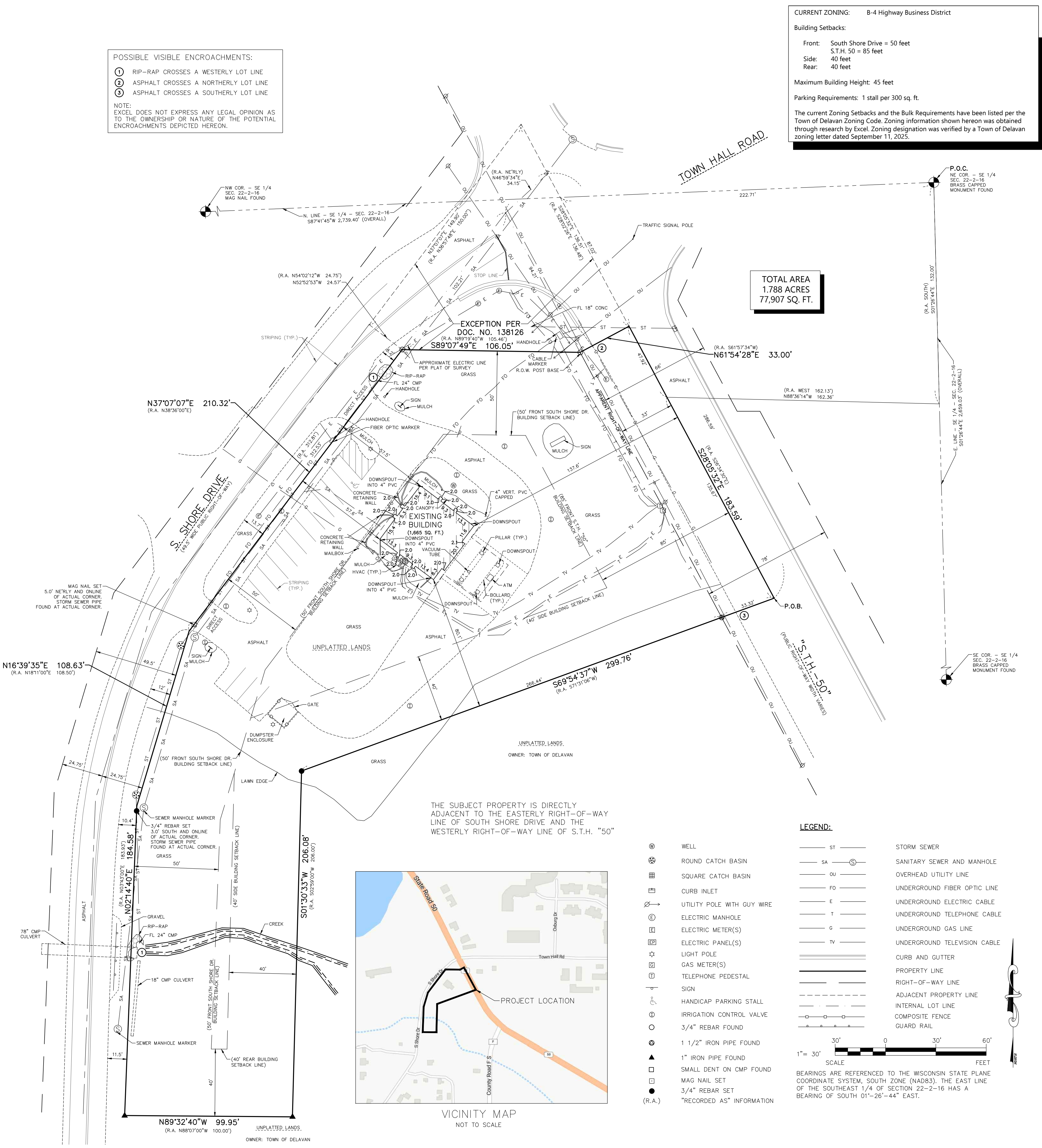
Parking Requirements: 1 stall per 300 sq. ft.

The current Zoning Setbacks and the Bulk Requirements have been listed per the Town of Delavan Zoning Code. Zoning information shown herein was obtained through research by Excel. Zoning designation was verified by a Town of Delavan zoning letter dated September 11, 2025.

POSSIBLE VISIBLE ENCROACHMENTS:

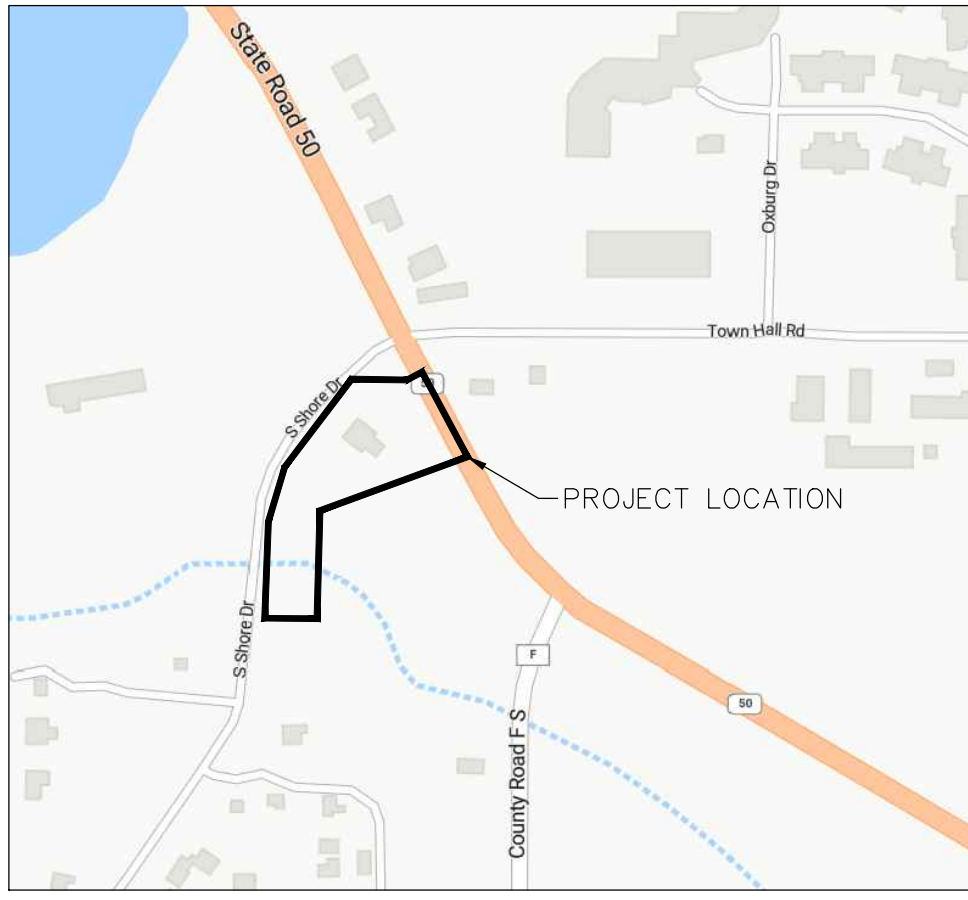
- ① RIP-RAP CROSSES A WESTERLY LOT LINE
- ② ASPHALT CROSSES A NORTHERLY LOT LINE
- ③ ASPHALT CROSSES A SOUTHERLY LOT LINE

NOTE:
EXCEL DOES NOT EXPRESS ANY LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENTS DEPICTED HEREON.



TOTAL AREA
1,788 ACRES
77,907 SQ. FT.

THE SUBJECT PROPERTY IS DIRECTLY ADJACENT TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SHORE DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF S.T.H. "50"



LEGEND:

⊙	WELL	ST	STORM SEWER
⊗	ROUND CATCH BASIN	SA	SANITARY SEWER AND MANHOLE
⊠	SQUARE CATCH BASIN	OU	OVERHEAD UTILITY LINE
⊞	CURB INLET	FO	UNDERGROUND FIBER OPTIC LINE
⊕	UTILITY POLE WITH GUY WIRE	E	UNDERGROUND ELECTRIC CABLE
⊖	ELECTRIC MANHOLE	T	UNDERGROUND TELEPHONE CABLE
⊞	ELECTRIC METER(S)	G	UNDERGROUND GAS LINE
⊞	ELECTRIC PANEL(S)	TV	UNDERGROUND TELEVISION CABLE
☆	LIGHT POLE	—	CURB AND GUTTER
⊞	GAS METER(S)	—	PROPERTY LINE
⊞	TELEPHONE PEDESTAL	—	RIGHT-OF-WAY LINE
⊞	SIGN	—	ADJACENT PROPERTY LINE
♿	HANDICAP PARKING STALL	—	INTERNAL LOT LINE
⊞	IRRIGATION CONTROL VALVE	—	COMPOSITE FENCE
⊞	3/4" REBAR FOUND	—	GUARD RAIL
⊞	1 1/2" IRON PIPE FOUND		
▲	1" IRON PIPE FOUND		
□	SMALL DENT ON CMP FOUND		
⊞	MAG NAIL SET		
●	3/4" REBAR SET		
(R.A.)	"RECORDED AS" INFORMATION		

