

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	BR	STORE
MINIMUM LOT AREA (SQ.FT.)	N/S	35,012±
MINIMUM FRONTAGE	N/S	166.1'
MINIMUM LOT WIDTH	N/S	166.1'
MAX BUILDING COVERAGE	N/S	42%
MAX BUILDING HEIGHT	N/S	28.0'
MINIMUM SETBACKS		
FRONT	N/S	27.5'
SIDE	N/S	13.7'
REAR	N/S	38.8'
PARKING REQUIREMENTS:	N/S	

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: CITY OF DELAVAN T. WELCH REPORT DATE: 06/14/2019 ZONING VERIFICATION LETTER (E-MAIL)

NOTES:
BR: BUSINESS REGIONAL
N/S: NOT STATED

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

WALGREENS OVERHEAD SIGN CROSSES INTO GENEVA STREET RIGHT OF WAY BY 1.3' AT MOST.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 550463 0169 D (MAP NO. 5512700169D) & NO. 550463 0190 D (MAP NO. 5512700190D), WHICH BEAR AN EFFECTIVE DATE OF 10/2/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diii LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	ELECTRIC MANHOLE
NO PARKING AREA	MANHOLE (UNKNOWN)
HANDICAP PARKING	SQ. FT.
UTILITY POLE	RECORD/DESCRIPTION
GUY ANCHOR	LSA
LIGHT POLE	LANDSCAPE AREA
SIGN	CCG
FIRE HYDRANT	CONCRETE CURB & GUTTER
WATER VALVE	DA
WATER METER	DUMPSTER AREA
TRANSFORMER	P.O.B.
ELECTRICAL BOX	POINT OF BEGINNING
RECOVERED MONUMENT AS NOTED	P.O.C.
SET 3/4" BAR	POINT OF COMMENCEMENT
TSP	TRAFFIC SIGNAL POST

6Cviii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

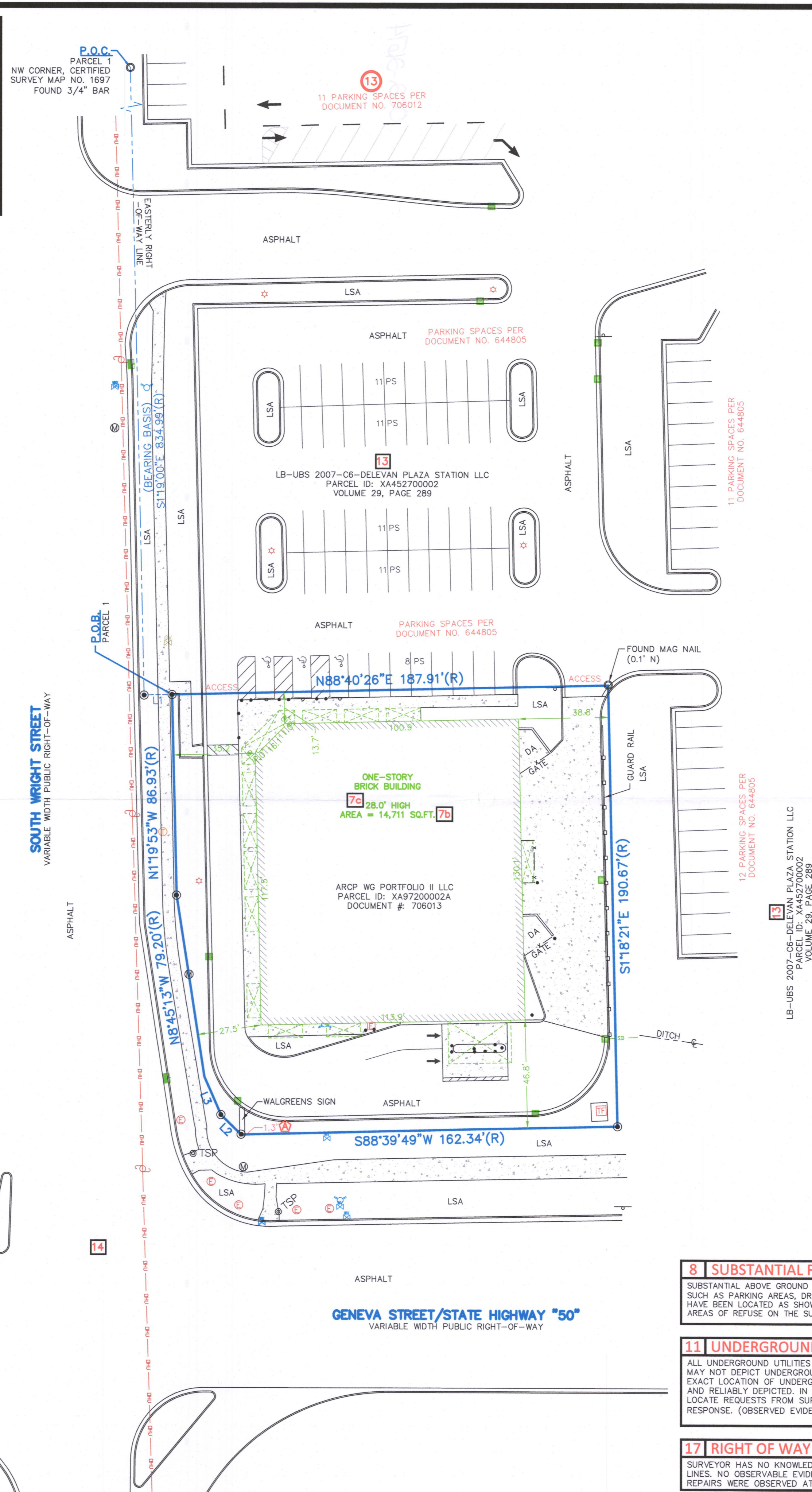
- 9 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DECLARATION OF RESTRICTIONS RECORDED SEPTEMBER 05, 1980 IN VOLUME 256, PAGE 773 AS DOCUMENT NO. 61472 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (AFFECTS - NO PLOTTABLE ITEMS)
- 10 DEED RESTRICTIONS RECORDED ON JANUARY 11, 1988 IN VOLUME 420 OF RECORDS, PAGE 526 AS DOCUMENT NO. 157595. (AFFECTS - NO PLOTTABLE ITEMS)
- 11 TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT AGREEMENT BY AND BETWEEN KENNETH B. KARL, AND CLYDE A. OZOSCHKE RECORDED ON AUGUST 18, 1989 IN VOLUME 465 OF RECORDS, PAGE 21, AS DOCUMENT NO. 182193.
- AS AMENDED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND MODIFICATION OF EASEMENT AGREEMENT RECORDED ON JUNE 27, 2005 AS DOCUMENT NO. 644805, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND MODIFICATION OF EASEMENT AGREEMENT RECORDED ON APRIL 17, 2007 AS DOCUMENT NO. 706012. (AFFECTS - ACCESS EASEMENT, BLANKET IN NATURE AND ADDITIONAL PARKING)
- 12 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DECLARATION OF RESTRICTIONS RECORDED JUNE 27, 2005 AS DOCUMENT NO. 644806 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (AFFECTS - NO PLOTTABLE ITEMS)
- 13 TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, EASEMENT RIGHTS AND RIGHT OF FIRST REFUSAL AS SET FORTH IN MEMORANDUM OF LEASE BY AND BETWEEN DELAVAN PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AS LANDLORD AND WALGREEN CO., AN ILLINOIS CORPORATION, AS TENANT RECORDED ON JUNE 27, 2005 AS DOCUMENT NO. 644811.
- AS ASSIGNED TO BALDRIDGE-DELAVAL, L.L.C., NOW KNOWN AS GUNDAV-DELAVAL, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AS LANDLORD BY RATIFICATION AGREEMENT RECORDED ON APRIL 28, 2006 AS DOCUMENT NO. 674911. (AFFECTS - NO PLOTTABLE ITEMS)

TABLE OF REFERENCES

DOCUMENT NO. 52226
DOCUMENT NO. 162233
DOCUMENT NO. 644805
DOCUMENT NO. 706012

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

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LINE TABLE

LINE #	DIRECTION	LENGTH
L1 (R)	N88°40'26"E	12.00'
L2 (R)	N45°55'39"W	12.13'
L3 (R)	N23°24'56"W	17.91'

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

11 UNDERGROUND UTILITIES

ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. (OBSERVED EVIDENCE ONLY PER THE CLIENT'S REQUEST)

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	BW	DRAWING SCALE	1"=30'
6/6/19	UPDATE	JCB	8/12/14	CLIENT COMMENTS	MAF	8/6/14	ADD TITLE/ZONING	EGW	DRAWN BY	JLS	QC BY	NB 6/7/19
7/1/19	CERTIFICATIONS	GD	9/11/14	UPDATE CERT.	DHS	8/7/14	UPDATE ZONING	CSC	DRAWING NAME			
7/4/19	ADD ZONING	JCT	9/25/14	CLIENT COMMENTS/UPDATE TITLE	JV	8/11/14	CLIENT COMMENTS	SLN				

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-958543-PHX1, HAVING AN EFFECTIVE DATE OF MAY 28, 2019, REVISION NO. 1 (JUNE 03, 2019)

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

PARCEL 1:
BEING A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 972, RECORDED ON OCTOBER 10, 1979, IN VOLUME 4, PAGE 233 AS DOCUMENT NO. 52226, LOCATED IN THE SOUTHEAST 1/4 OF SECTION SEVENTEEN (17), TOWN TWO (2) NORTH, RANGE SIXTEEN (16) EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON REBAR STAKE MARKING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 1697, RECORDED AS DOCUMENT NO. 162233, AND THE EASTERLY RIGHT-OF-WAY LINE OF WRIGHT STREET; THENCE ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP AND THE EASTERLY RIGHT-OF-WAY LINE OF WRIGHT STREET, S 01° 19' 00" E, 834.99 FEET TO A CHISELED "X" IN PAVEMENT; THENCE N 88° 40' 26" E, 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, N 88° 40' 26" E, 187.91 FEET TO AN IRON REBAR STAKE; THENCE S 01° 18' 21" E, 190.67 FEET TO AN IRON REBAR STAKE AT THE NORTHERLY RIGHT-OF-WAY LINE OF GENEVA STREET (STATE TRUNK HIGHWAY "50"); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 88° 39' 49" W, 162.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WRIGHT STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 45° 55' 39" W, 12.13 FEET; THENCE CONTINUE, N 23° 24' 56" W, 17.91 FEET; THENCE CONTINUE, N 08° 45' 13" W, 79.20 FEET; THENCE N 01° 19' 53" W, 86.93 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND MODIFICATION OF EASEMENT AGREEMENT, DATED JUNE 1, 2005 AND RECORDED JUNE 27, 2005 AS DOCUMENT NO. 644805, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 706012.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diig SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 1 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE - MINIMUM STANDARDS FOR PROPERTY SURVEYS AS FORTH IN CHAPTER A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4 LAND AREA 35,012± SQUARE FEET 0.804± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH WRIGHT STREET, WHICH BEARS S119°00'E, PER DESCRIPTION AS PROVIDED BY CLIENT.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 86 HANDICAP = 3 TOTAL = 89

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO SOUTH WRIGHT STREET, GENEVA STREET AND HOBBS DRIVE, EACH A DEDICATED PUBLIC STREET OR HIGHWAY, THROUGH ADJACENT SHOPPING CENTER PARCELS VIA DECLARATION.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; CHEZ VII WG DELAVAN, LLC, A MISSOURI LIMITED LIABILITY COMPANY; CAPSTAR BANK, A TENNESSEE BANKING CORPORATION, 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 REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(OBSERVED), 13, 14, 15, 16, 17, AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 07/25/2019 AND UPDATED ON 06/04/2019.
DATE OF PLAT OR MAP: 07/30/2014 AND UPDATED ON 06/06/2019.

DEREK J. KLINKENBORG 7-05-2019 DATE

PROFESSIONAL LAND SURVEYOR NO: LS 3040-8
STATE OF: WISCONSIN
PROJECT NO: 1908711-22698

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # A070556
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASM-CORPORATE.COM
THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

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