ALTA/ACSM LAND TITLE SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 4497
REC. IN VOL. 29, ON PAGE 194 AS DOC. 873885

PART OF THE SE 1/4 OF SECTION 25 AND PART OF THE
NE 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 16 EAST,
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

GRID NORTH
WISCONSIN COORDINATE SYSTEM
SOUTH ZONE

CHURCH STREET EXTENSION

CITY OF ELKHORN
STORMWATER BASIN
(GRASSED BOTTOM FIELD AREA)

LOT 1 CSM 4497
CITY OF ELKHORN

CITY OF ELKHORN
9 SOUTH BROAD STREET
ELKHORN, WI. 53121

S 89°02'33" E
CHORD
60.29'
60.29'

CROSS ACCESS EASEMENT
REC. AS DOC. 873725

PAVEMENT

S 22°41'10" E
25.58'

N 86°29'11" W
75.43'

45'

ELECTRIC METER PAD

S 86°29'11" E 86.54

BLOCK RETAINMENT WALL

STORM WATER INLET

N 89°52'10" E 384.17

STORM WATER INLET

STORM WATER INLET

S 01°07'24" E
154.96'

SE CORNER
SECTION 25-3-16

N 01°07'24" W
86.64'

40' X 45' PUBLIC UTILITY EASEMENT
PER CSM

CHAIN FENCE

GENERATOR

BLOCK WALL SURROUND

TRANSFORMER

CONCRETE CURB & GUTTER

CANOPY

CONC. ISLAND

VAN

CONCRETE CURB & GUTTER

PAVEMENT

SC 1/4 CORNER
SECTION 25-3-16
[252,825.99 N.]
[2,369,917.17 E.]

1370.35'

FOUND IRON PIPE STAKE
0.35' WEST AND 3.26' SOUTH

TELE MANHOLE

STORM WATER MANHOLE

AC UNIT (TYP.)

CONCRETE SIDEWALK

65.3'

46.6'

22.6'

27.4'

10.7'

13.3'

25'x25' TELEPHONE LINE EASEMENT PER DOC. NO. 292324 & 298572

TEL. BOX

30.3'

17.3'

AC UNIT (TYP.)

STORM WATER MANHOLE

LOT 2
CSM 4497
151,390 S.F.
3.48 ACRES

BLOCK WALL

SIDEWALK

CONCRETE

DECK

42.4

EXISTING HOLTON HOUSE
2,560 S.F.

STORM WATER INLET

69.9'

26.4'

EXISTING GARAGE
980 S.F.

32.4'

2.4'

5.0'

21.5'

2.5'

5.9'

70.7'

CONCRETE

GARAGE

EXISTING WOOD FENCE

EXISTING PAVED DRIVE AREA

LOT 1

THREE C'S LLC
W4099 PALMER ROAD
LAKE GENEVA, WI. 53147

UTILITY POLE LOCATED
(NO OVERHEAD WIRES)

ELECTRIC LINE LOCATED

LOT 4

UTILITY BOXES LOCATED

148.5

S 88°19'16" W 132.97

WESTERLY EDGE OF EXISTING PAVEMENT

WESTERLY WALL OF "SPERINO'S LITTLE ITALY" BUILDING

LOT 5

DANA L. KELMHOFER
630 N. BROAD STREET
ELKHORN, WI. 53121

LOT 6

HOLTON

HEIGHTS

LOT 7

EXTG. CB
RIM=1014.6
IE=1011.5(12"ADS W)
IE=1011.5(12"ADS E)

EXTG. SAN. MH
RIM=1016.5
IE=1012.5
(8" STUB N)

EXTG. SAN. MH
RIM=1018.0
IE=1011.1(8" N)

EXTG. WATERMAIN

EXTG. 34"-8" SANITARY SEWER

STORM WATER MANHOLE

CONCRETE SIDEWALK

53.1'

42.1'

25.0'

17.3'

25.1'

STORM WATER INLET

14.6'

87.1'

23.4'

100.2'

PLASTIC FENCE

10' PUBLIC UTIL. EASEMENT PER CSM 4497

15' PUBLIC UTILITY EASEMENT
REC AS DOC. 742846

EXISTING 8" WATERMAIN

S 88°21'18" W

303.27

L.S. AREA FOR RESIDENCE

NET BUILDING FOOTPRINT
44,350 S.F.

COURT YARD

38.2'

38.3'

65.5'

AC UNIT (TYP.)

STORM SEWER INLET (TYP.)

TRANSFORMER ON CONC. PAD

WATERMAIN EASEMENT
PER CSM 4497 &
DOC. NO. 875883
SEE AFFIDAVIT OF CORRECTION
REC. AS DOC. 896705

GAS VALVE

PLASTIC FENCE

INGRESS / EGRESS EASEMENT
TO CITY OF ELKHORN REC. AS
DOC. 78555

EXTG. CB
RIM=1018.7
IE=1016.7(6"PVC E)

EXTG. CB
RIM=1018.7
IE=1016.1(10"CMP W)
IE=1015.7(12"RCP E)

FOUND PIPE STAKE
1.79' EAST

SET CHISELED X
2.00' EAST OF CORNER
(TREE AT CORNER)

S 88°09'01" W 18.93

S 88°20'36" W 81.14

EXTG. SAN. MH
RIM=1020.6
IE=1011.4(8" S)

JOSEPH C. & COLLEEN S. MEYER
631 N. CHURCH STREET
ELKHORN, WI. 53121

JASON & JILL LUNDVALL
632 N. BROAD STREET
ELKHORN, WI. 53121

DALE E. KANAK
631 N. BROAD STREET
ELKHORN, WI. 53121

LOT 10

HOLTON

HEIGHTS

LOT 9

LOT 10

BROAD

STREET

CONCRETE

PAVEMENT

S 01°07'24" E
120.06'

10.0'

80'

7.3'

11.1'

7.4'

10.0'

8.7'

7.2'

7.1'

4.3'

35.0'

25.2'

4.3'

35.0'

4.3'

20'

8.5'

7.7'

8.7'

SURVEYORS NOTES:

TITLE INFORMATION

THIS MAP HAS BEEN PREPARED IN RELATION TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-549693-108-MPLS DATED OCTOBER 27, 2014
SCHEDULE B, SECTION 2 EXCEPTIONS:
ITEMS NO. 1 THRU 11 ARE NOT SURVEY RELATED MATTERS.
ITEM 12 INGRESS EGRESS EASEMENT REC. AS DOC. 78555 IS SHOWN ON THE MAP.
ITEM 13 SLD TELEPHONE EASEMENT REC. AS DOC. 292324 IS SHOWN ON THE MAP.
ITEM 14 SLD TELEPHONE EASEMENT REC. AS DOC. 298572 IS SHOWN ON THE MAP.
ITEM 15 UTILITY EASEMENT REC. AS DOC. 742646 IS SHOWN ON THE MAP.
ITEM 16 ARE CONDITIONAL USE APPROVAL CONDITIONS WHOSE CONDITIONS WILL NEED TO BE CONFIRMED WITH THE CITY OF ELKHORN (APPROVING AUTHORITY) AND NOT SOMETHING WHICH CAN BE SHOWN ON THIS MAP.
ITEM 17 STORMWATER PIPING EASEMENT RECORDED AS DOC. 749314 LIES 400 FEET MORE OR LESS NORTH OF THE SUBJECT PROPERTY.
ITEM 18 66 ROADWAY DEDICATION FROM CSM 4292 IS NOW "CHURCH STREET EXTENSION" WHICH IS SHOWN ON THIS MAP; B-2 ZONING SETBACKS SHOWN ON CSM 4292 HAVE BEEN LISTED ON THIS MAP.
ITEM 19 CROSS ACCESS EASEMENT AREA REC. AS DOC. 873725 IS SHOWN ON THIS MAP.
ITEM 20 PUBLIC UTILITY EASEMENTS SET FORTH ON CSM 4497 ARE SHOWN ON THIS MAP.
ITEM 21 WATERMAIN EASEMENT REC AS DOC. 873885 AND ON CSM 4497 IS SHOWN ON THIS MAP.
ITEM 22 THERE ARE 2 NOTES ON CSM 4497 BOTH HAVE BEEN INCLUDED ON THIS MAP
ITEMS 23, 24, 25, 26, 27, AND 28 ARE NOT SURVEY RELATED ISSUES.

ALTA TABLE A

1. ALL MONUMENTS HAVE BEEN FOUND OR RESET.
2. ADDRESS: 638 AND 640 BROAD STREET, ELKHORN, WI. PER TITLE INFORMATION PROVIDED
3. FLOOD ZONE CLASSIFICATION MADE PART OF SURVEYORS CERTIFICATE.
4. AREA = 151,390 S.F. AS SHOWN
6(b). ZONING B-2
7(a) SHOWN ON MAP
8 SHOWN ON MAP
9 SHOWN ON MAP
10 NO PARTY WALLS WERE DESIGNATED BY OUR CLIENT NOR DO THERE APPEAR TO BE ANY DIVISION OR PARTY WALLS ON THIS SITE.
11(a) ALL VISIBLE UTILITIES HAVE BEEN SHOWN (AS WELL AS UTILITY INFORMATION ON FILE IN OUR OFFICE)
13 SHOWN ON MAP
14 PROPERTY DIRECTLY ABUTS AND ACCESSES CHURCH STREET AND BROAD STREET AS SHOWN ON THIS MAP.
16 THERE WAS NO EVIDENCE OF ANY EARTH WORK OR CONSTRUCTION ON THE DATE OF THIS SURVEY.
17 THERE ARE NO KNOWN PROPOSED CHANGES TO THE STREET ROW
18 THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL ON THE DATE OF THIS MAP.
19 NO WETLAND DELINEATIONS APPEAR TO HAVE BEEN DONE ON THE DATE OF THIS SURVEY.
20. NO OFFSITE EASEMENTS BENEFITTING THE SUBJECT SITE WERE DISCLOSED.

ADDITIONAL NOTES:

B-2 ZONING
25' REAR SETBACK
15' SIDE SETBACK
30' CORNER SIDE SETBACK
30' FRONT SETBACK
100' LOT WIDTH (MIN)

NOTES FOR CERTIFIED SURVEY MAP NO. 4497

DOC. REC. IN VOL. 554, PG 403
ALLOWS FOR WATER AND SEWER SERVICE TO
LOTS 6 AND 7 OF BLOCK 1 OF HOLTON HEIGHTS
WITH NO SPECIFIC WIDTH AND AN INDETERINATE
EXACT LOCATION.

LEGEND

- ⌀ = SET IRON REBAR STAKE
- △ = SET MAG NAIL IN PAVEMENT
- ○ = FOUND IRON PIPE STAKE
- SSMH ⊕ = SANITARY SEWER MANHOLE LOCATED
- CB ⊞ = CATCH BASIN LOCATED
- LP ⊠ = LIGHT POLE LOCATED
- ◇ = UTILITY POLE LOCATED
- □ = UTILITY BOX LOCATED
- HYD ⊓ = HYDRANT LOCATED
- ⊗ = WATER VALVE LOCATED
- ⊞ = FOUND CONCRETE COUNTY MONUMENT
- (XXX) = RECORDED AS

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, PETER S. GORDON, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO:
FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY
WISCONSIN ILLINOIS SENIOR HOUSING, INC.
U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION
PIPER JAFFREY & CO.
AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8(b), 7(a),8, 9, 10, 11(a), 13, 14, , 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2014

I FURTHER CERTIFY THAT THE LANDS SURVEYED FALL IN FLOOD HAZARD AREA "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 55127C0195D, EFFECTIVE DATE OF OCTOBER 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED: DECEMBER 12, 2014

PETER S. GORDON P.L.S. 2101

RECEIVED
MAR 27 2015
By: jm

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
SURVEYOR

10 5 0 10 20 30 40 50 60 70 80 90 100
MAP SCALE IN FEET ORIGINAL 1" = 20'

DEC 28 2014
12/23/2014 X:\Projects\8749\DGN\8749_ALTA_2014

YA4497-2 004-2447

ALTA/ACSM LAND
TITLE SURVEY

WORK ORDERED BY:
HOLTON MANOR SKILLED NURSING FACILITY
638 NORTH BROAD STREET
ELKHORN, WI. 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5888

REVISIONS

PROJECT NO.
8749

DATE
12/14/2014

SHEET NO.
1 OF 1