

SURVEY NOTES:

Items of Table A:

Item 2 Property address: N. 18 West Street Elkhorn, WI 53121

Item 3 The surveyed property is free of any 100/500 year return frequency Flood hazard, and such flood free condition is shown on the federal flood insurance rate map, Community panel no. 55127C0195D & 55127C0190D, dated October 2, 2009.

Item 4 Gross Land Area= 98,829 Sq.Ft. 2.268 acres

Item 6(a) The surveyed property is currently zoned RM-2 Multiple-Family Residential and has been granted a conditional use permit for a planned unit development per document no. 524651

Per RM-2 Multi-Family Residential District Zoning:

-Front yard setback = 35 feet

-Side yard setback = 20 feet

-Rear yard setback = 25 feet

-maximum building height = 35 feet

Source: A zoning report has not been provided at the time of this survey.

(See Zoning Ordinance for other restrictions)

Item 7(a)(b1)(c) Exterior dimensions, square footage and measured heights of all buildings at ground level, is as shown on this drawing.

Item 8 Substantial features observed in the process of conducting the survey, are as shown on this drawing.

Item 9 Surveyed property has 14 regular parking stalls, 2 handicap stalls and 40 underground parking stalls.

Item 11 All observable evidence for the locations of the water, sewer, gas, cable television, and electric lines and mains as shown on this drawing are based on field markings by locating companies and/or mapping from respective utility company. Therefore, the locations shown on this drawing cannot be guaranteed. Diggers Hotline must be contacted prior to construction.

Item 13 Names of adjoining owners according to current tax records, are as shown on this drawing.

Item 16 All observable evidence of earth moving, building construction, or building additions on the surveyed property are shown on this drawing.

Item 17 As of the date of this survey, there are no proposed changes in street right of way lines. Observable evidence of recent street or sidewalk construction or repairs, are as shown on this drawing.

Item 18 No Wetland determination was made as a part of the survey. The surveyor did not observe any wetlands as of the date of the survey.

Item 19 Other than shown, the surveyed property is not affected by any offsite easements or benefiting servitudes disclosed in the recorded documents.

Item 20 Professional liability insurance policy is carried by the surveyor in the minimum amount of \$1,000,000 aggregate and is in effect throughout the contract term.

WHEDA SURVEY NOTES:

PROJECT NAME:

SEDGEMEADOW SENIOR APARTMENTS

PROJECT LOCATION:

18 WEST STREET, WALWORTH COUNTY, ELKHORN, WISCONSIN 53121

WHEDA PROJECT NUMBER:

PROJECT NO. 2574 | LOAN NO. 2911

STATE TYPE AND NUMBER OF HOUSING UNITS:

46 UNITS ELDERLY RENTAL HOUSING

SURVEYED FOR:

MIRUS PARTNERS, INC.

7447 UNIVERSITY AVENUE, SUITE 210

MADISON, WI 53562

PROPERTY OWNER:

ELKHORN SEDGEMEADOW I LIMITED PARTNERSHIP

P.O. BOX 1658

FOND DU LAC, WI 54936

NAME OF PERSON/ENTITY IN POSSESSION:

ELKHORN SEDGEMEADOW I LIMITED PARTNERSHIP

DIGGERS HOTLINE TICKET NO.: 20192119990

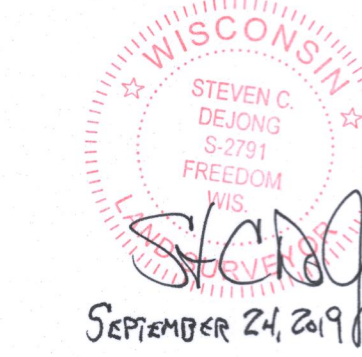
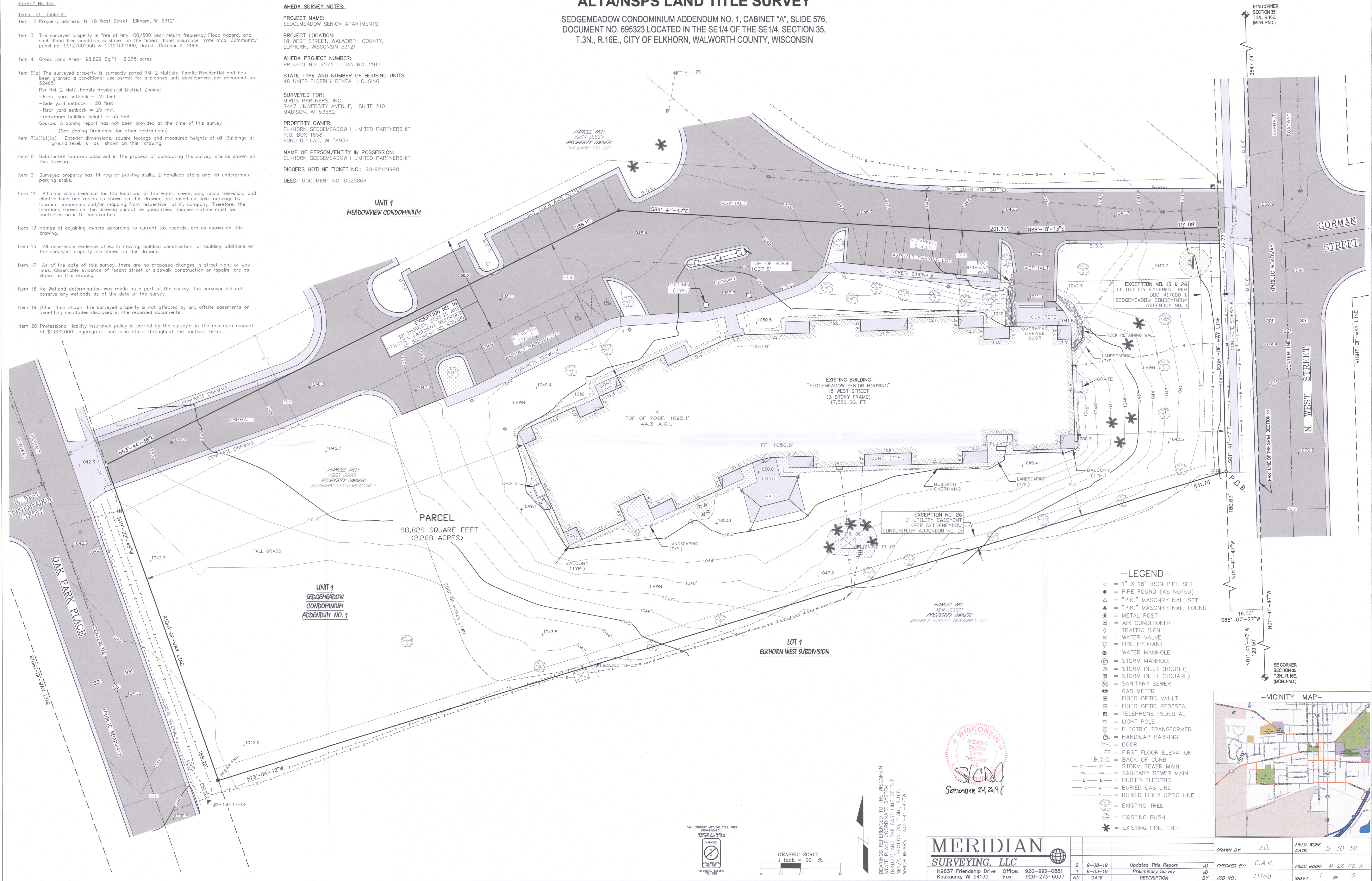
DEED: DOCUMENT NO. 0525866

ALTA/NSPS LAND TITLE SURVEY

SEDGEMEADOW CONDOMINIUM ADDENDUM NO. 1, CABINET "A", SLIDE 576,

DOCUMENT NO. 695323 LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 35,

T.3N., R.16E., CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN



MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037

2	9-08-19	Updated Title Report	JD	CHECKED BY: C.A.K.	FIELD BOOK: M-2X, PG. X
1	6-03-19	Preliminary Survey	JD	JOB NO.: 11168	SHEET 1 OF 2
NO.	DATE	DESCRIPTION	BY		

Y8Ed-1 004-2687

