

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

△ PARKING AREA & CURBING EXTEND INTO DRAINAGE EASEMENT BY NO MORE THAN 5.3'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 550596 0193 D (MAP NO. 551270193D), WHICH BEARS AN EFFECTIVE DATE OF 10/02/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dii LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		FOUND MONUMENT AS NOTED
	NO PARKING AREA		CABLE BOX
	RIPRAP		HANDHOLE
	HANDICAP PARKING		FLAGPOLE
	PARKING SPACE		CURB STORM INLET
	CONCRETE PIPE		GRATE TOP STORM INLET
	CORRUGATED PLASTIC PIPE		FLARED END SECTION
	CERTIFIED SURVEY MAP		SANITARY MANHOLE
	DUMPSTER PAD		CLEANOUT
	POLYVINYL CHLORIDE PIPE		FIRE DEPARTMENT CONNECTION
	CERTIFIED SURVEY MAP		ELECTRIC BOXES/STRUCTURES
	VOLUME 29, PAGE 4		CITY ANCHOR
	DOCUMENT NO. 844818		LIGHT POLE
	SQUARE FEET		SPOTLIGHT
	LANDSCAPED AREA		ELECTRIC METER
	OVERHEAD UTILITY LINE		TRANSFORMER
			GENERATOR
			UTILITY MANHOLE
			GAS METER
			TELEPHONE BOXES/STRUCTURES

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEY.

- 5Ei "SCHEDULE B - SECTION 2" ITEMS
- 9 UTILITY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ELKHORN RECORDED ON NOVEMBER 15, 2013 AS DOCUMENT NO. 875069, AS SET FORTH IN CERTIFIED SURVEY MAP NO. 4433, RECORDED ON AUGUST 21, 2012 AS DOCUMENT NO. 844818, AS MODIFIED BY AFFIDAVIT OF CORRECTION RESTRICITION REMOVAL RECORDED ON JULY 15, 2013 AS DOCUMENT NO. 867087. (AFFECTS, AS SHOWN)
 - 10 TERMS, CONDITIONS AND REQUIREMENTS OF STORM WATER MANAGEMENT AND MAINTENANCE AGREEMENT WITH THE CITY OF ELKHORN RECORDED ON NOVEMBER 15, 2013 AS DOCUMENT NO. 875070. (AFFECTS, AGREEMENT ONLY FOR MAINTENANCE OF STORMWATER FACILITIES, NOTHING TO PLOT)
 - 11 EASEMENT FOR STORM WATER MANAGEMENT SYSTEM BY AND BETWEEN THE CITY OF ELKHORN AND ELKHORN MEDICAL OFFICE BUILDING, LLC RECORDED ON NOVEMBER 18, 2013 AS DOCUMENT NO. 875308. (AFFECTS, AS SHOWN)
 - 12 MATTERS SET FORTH ON TRANSPORTATION PROJECT PLAT NO. 3325-01-21-4.05, RECORDED ON JANUARY 26, 2016 AS DOCUMENT NO. 919266, AS MODIFIED BY AMENDMENT NO. 1, RECORDED ON FEBRUARY 15, 2017 AS DOCUMENT NO. 941444. (AFFECTS, UNABLE TO PLOT EASEMENT, DOCUMENTS NOT READABLE.)
 - 13 MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT RECORDED IN VOLUME 29 OF CERTIFIED SURVEY MAPS ON PAGE 4 AS DOCUMENT NO. 844818 AS AMENDED AT DOCUMENT NO. 867087, WALWORTH COUNTY, WISCONSIN RECORDS. (AFFECTS, NOTHING TO PLOT.)

11a UNDERGROUND UTILITIES

NO UTILITY PLANS OR REPORTS WERE RECEIVED BY THE SURVEYOR FOR USE IN PREPARING THIS SURVEY. 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)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

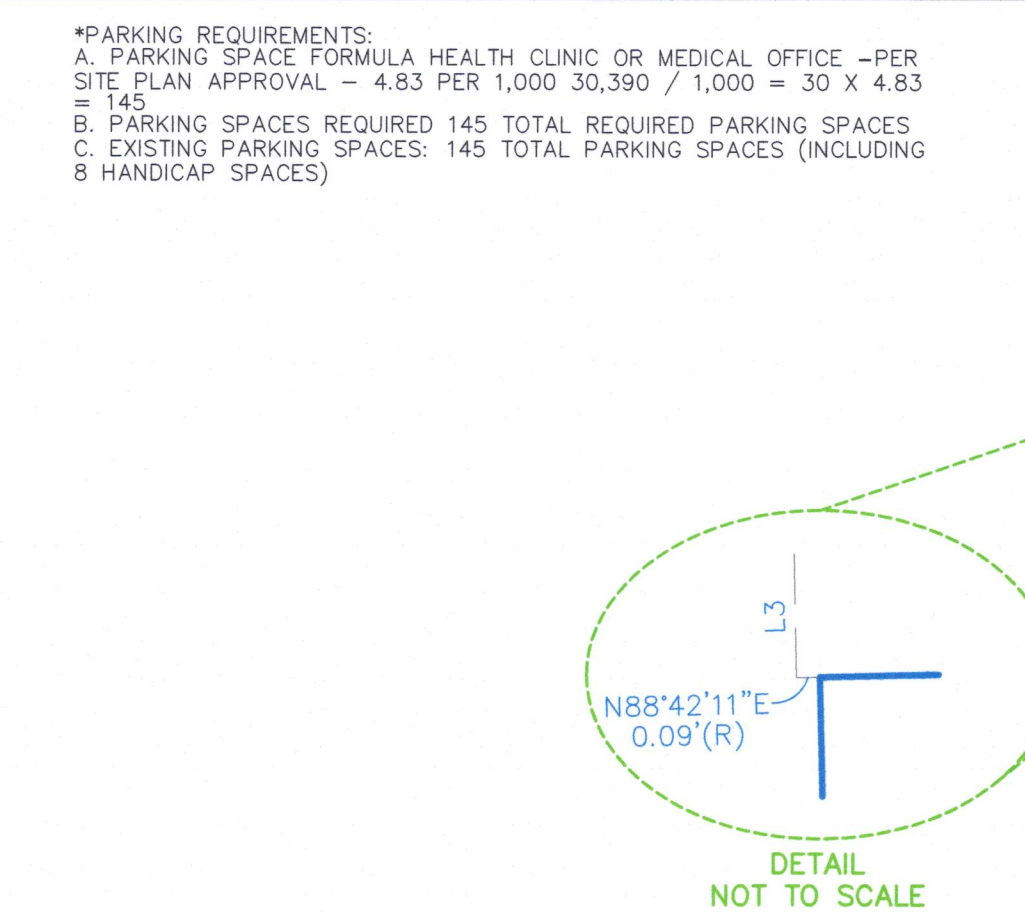
2	"TABLE A" PROPERTY ADDRESS	5Bvi	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6Bxi	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	10	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Dii	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Dii	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Dii	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Dii	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	"TABLE A" ZONING INFORMATION	6Dii	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6Bii	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
6Biv	BEARING BASIS	7b	"TABLE A" BUILDING AREA		
		7c	"TABLE A" BUILDING HEIGHT		

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	B-2	MOB
MINIMUM LOT AREA (SQ.FT.)	20,000	181,138
MINIMUM FRONTAGE	N/S	301.90'
MINIMUM LOT WIDTH	100'	304'
MAX BUILDING COVERAGE	N/S	17%
MAX BUILDING HEIGHT	35'	27.5'
MINIMUM SETBACKS		
FRONT	30'	109.3'
INTERIOR SIDE	15'	16.0'
CORNER SIDE	30'	101.2'
REAR	25'	234.5'
PARKING REQUIREMENTS: *SEE BELOW*		
CONFORMANCE STATUS:	LEGAL	CONFORMING

*PARKING REQUIREMENTS:
A. PARKING SPACE FORMULA HEALTH CLINIC OR MEDICAL OFFICE - PER SITE PLAN APPROVAL - 4.83 PER 1,000 30,390 / 1,000 = 30 X 4.83 = 145
B. PARKING SPACES REQUIRED 145 TOTAL REQUIRED PARKING SPACES
C. EXISTING PARKING SPACES: 145 TOTAL PARKING SPACES (INCLUDING 8 HANDICAP SPACES)

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: NATIONAL DUE DILIGENCE SERVICES
SITE # 2114536-36812
REPORT DATE: 12/16/2021
PHONE/FAX (877) 439-2582 (407) 426-9741
NOTES:
MOB- MEDICAL OFFICE BUILDING
B-2- COMMUNITY BUSINESS DISTRICT
N/S- NOT SPECIFIED



LINE TABLE

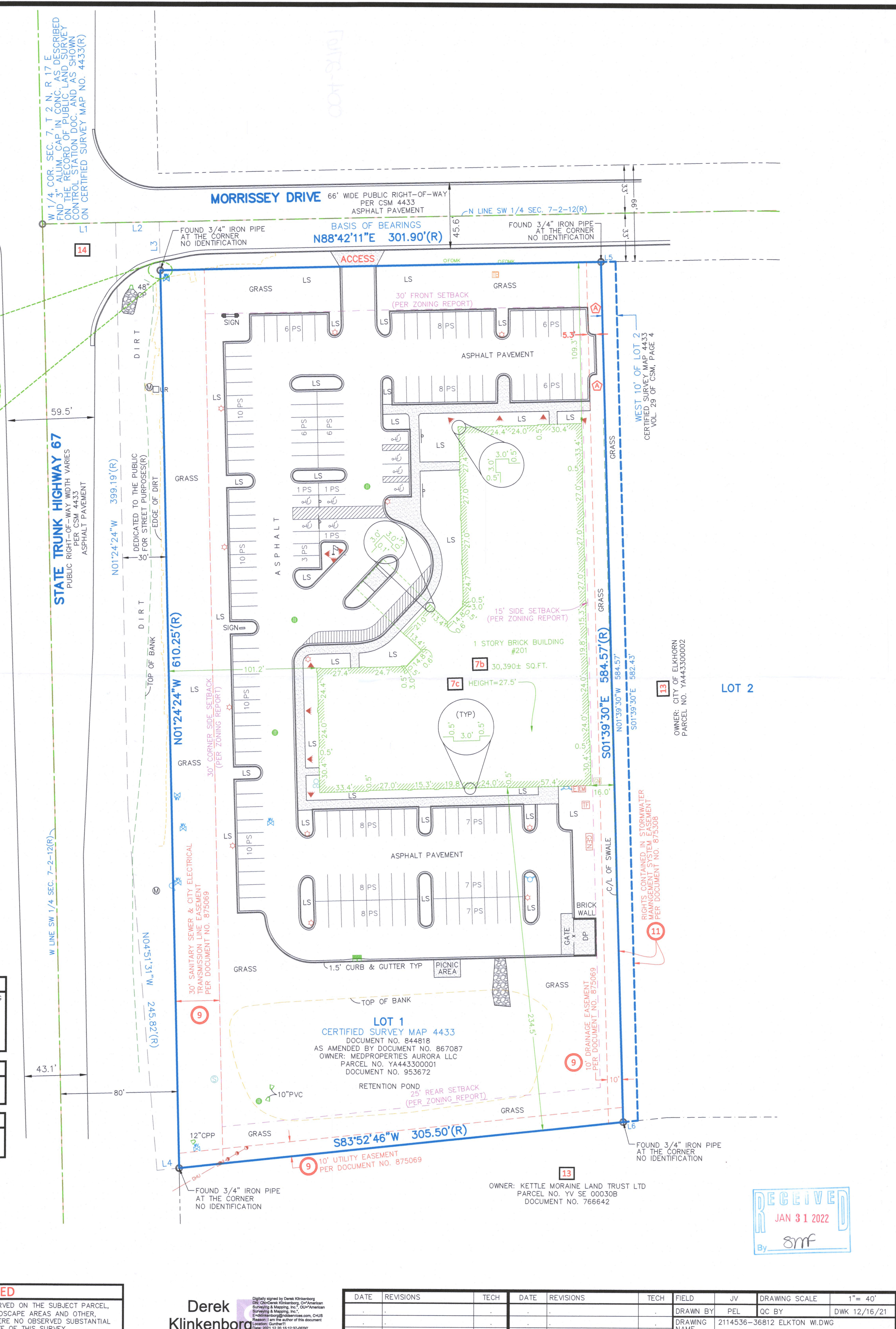
LINE #	DIRECTION	LENGTH
L1(R)	N88°42'11"E	50.00'
L2(R)	N88°42'11"E	30.00'
L3(R)	S11°4'32"E	33.00'
L4(R)	S83°52'46"W	15.25'
L5(R)	N88°42'11"E	10.00'
L6(R)	S83°52'46"W	10.03'

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.

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.



6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.: 21000070270, HAVING AN EFFECTIVE DATE OF NOVEMBER 22, 2021.

6Bii TITLE DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4433 RECORDED IN VOLUME 29 OF CERTIFIED SURVEY MAPS ON PAGE 4 AS DOCUMENT NO. 844818, AS AMENDED BY THAT AFFIDAVIT OF CORRECTION FILED JULY 15, 2013, AS DOCUMENT NO. 867087, AND BEING LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWN 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

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

6Dii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- 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.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THIS SURVEY COMPLIES WITH WISCONSIN ADMIRALTY CODE - MINIMUM STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4 LAND AREA 181,138± SQUARE FEET 4.158± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, WHICH BEARS N88°42'11"E, PER CERTIFIED SURVEY MAP NO. 4433 RECORDED IN VOLUME 29 OF CERTIFIED SURVEY MAPS ON PAGE 4 AS DOCUMENT NUMBER 844818 AS AMENDED BY DOCUMENT NO. 867087.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 137 HANDICAP = 8 TOTAL = 145

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST MORRISSEY DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

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: CAPITAL ONE, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, AND ITS SUCCESSORS AND/OR ASSIGNS, ARMC AACHW101, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY COMPANY.

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 2, 3, 4, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, (GRAPHICALLY DEPICTED) AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/16/2021. DATE OF PLAT OR MAP: 12/16/2021.

DEREK J. KLINKENBORG 12-20-2021 DATE

PROFESSIONAL LAND SURVEYOR NO. LS 3040-8 STATE OF WISCONSIN PROJECT NO. 2114536-36812

SURVEY PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 3191 MAQUIRE BLVD., SUITE 200 ORLANDO, FL 32803 CERTIFICATE OF AUTHORIZATION # A070556 DATE: 12/20/21

PHONE: (407) 426-9799 FAX: (407) 426-9741 THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

INFO@ASM-CORPORATE.COM

ASM AMERICAN SURVEYING & MAPPING, INC. NATIONAL DUE DILIGENCE SERVICES A DIVISION OF AMERICAN SURVEYING & MAPPING, INC. 3191 Maquire Blvd. Suite 200, Orlando, FL 32803 Phone: 407-426-9799 info@asmcorporate.com

DATE REVISIONS TECH DATE REVISIONS TECH FIELD JV DRAWING SCALE 1"= 40'

12/17/21 COMMENTS/ZONING MAF

2114536-36812 ELKTON W.DWG

DRAM BY PEL QC BY DWK 12/16/21

DRAWING NAME

YA4433-1

Derek J. Klinkenborg

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JV	DRAWING SCALE	1"= 40'
12/17/21	COMMENTS/ZONING	MAF							