

**NOTE** THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, PER JAMIE OPPER, ENGINEERING TECHNICIAN, DEPARTMENT OF PUBLIC WORKS CITY OF ELKHORN. 262-723-2223

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

**NOTE** THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**NOTE** THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE AND UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. UNDERGROUND UTILITIES WERE MARKED BY A 811 UTILITY LOCATE AT TIME OF SURVEY.

**NOTE** THE UTILITIES SHOWN HEREON WERE THOSE MARKED AT THE TIME OF SURVEY.

**NOTE** THE ADJACENT LAND INFORMATION SHOWN HEREON WAS ACQUIRED FROM COUNTY LAND RECORDS AT THE TIME OF SURVEY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

**FLOOD ZONE**  
THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55127C0183E, WITH A DATE OF IDENTIFICATION OF 4/6/2022 FOR COMMUNITY NO. 550596 IN WALWORTH COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

**ACCESS STATEMENT**  
ACCESS TO AND FROM SUBJECT PROPERTY "INDIRECT" TO S.T.H. 67. A PUBLIC RIGHT OF WAY AS SHOWN.

**ZONING INFORMATION**  
SOURCE OF ZONING INFORMATION: PER ALLISON SCHWARK, ZONING ADMINISTRATOR CITY OF ELKHORN. 262-741-5124. ALJO JOE MESLER BUILDING INSPECTOR, CITY OF ELKHORN. 262-215-3711.

CURRENT ZONING CLASSIFICATION IS B-2 COMMUNITY BUSINESS DISTRICT AND ALLOWS FOR CURRENT USE.

PARKING:  
REGULAR PARKING SPACES = 40  
HANDICAP PARKING SPACES = 2  
WAITING PARKING SPACES = 3  
TOTAL PARKING SPACES = 45

CURRENT PARKING REQUIREMENT IS:  
11 SPACES PER 100 SQ.FT. OF GROSS FLOOR AREA.

BUILDING SETBACK REQUIREMENTS:  
FRONT = 30 FEET  
SIDE = 15 FEET  
REAR = 25 FEET

BUILDING HEIGHT RESTRICTIONS: 35 FEET

FLOOR SPACE RESTRICTIONS: NONE

GROSS FLOOR AREA = 3,628

NOTE: ZONING REPORTS NOT FURNISHED

**LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT**  
(COMMITMENT NO. NCS-1E7RWI06-MAD - SCHEDULE B - PART II)

- EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 1451 RECORDED NOVEMBER 19, 1985 IN VOLUME 7, PAGE 1 AS DOCUMENT NO. 122243 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AFFECTS PROPERTY, AS PLOTTED)
- GRANT OF TELEPHONE LINE EASEMENT IN FAVOR OF THE STATE LONG DISTANCE TELEPHONE COMPANY FILED OF RECORD OCTOBER 28, 1987 AS DOCUMENT NO. 154789 (AFFECTS PROPERTY, AS PLOTTED)
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE DRIVEWAY EASEMENT AGREEMENT RECORDED ON NOVEMBER 03, 1997 IN VOLUME 650, PAGE 5522, AS DOCUMENT NO. 367316. (AFFECTS PROPERTY, AS PLOTTED)

**POSSIBLE ENCROACHMENTS**

- LIGHT POLE IN EASEMENT AREA
- SIGN IN EASEMENT AREA
- SIGN 1.7' IN EASEMENT AREA
- LIGHT POLE IN EASEMENT AREA
- TRASH ENCLOSURE IN EASEMENT AREA
- PARKING LOT IN TELEPHONE EASEMENT AND STORM EASEMENT
- TELEPHONE LINE WITH NO APPARENT EASEMENT
- GAS LINE WITH NO APPARENT EASEMENT
- ELECTRIC LINE WITH NO APPARENT EASEMENT
- FIBER OPTIC LINE WITH NO APPARENT EASEMENT

**SURVEYOR'S CERTIFICATE**  
To: S & L Properties Elkhorn LLC, a Wisconsin limited liability company  
MUGG BANK, LTD., as Administrative Agent, its successors and assigns  
First American Title Insurance 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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on November 29, 2022.

Date of Plat or Map: December 7, 2022  
By: Scott P. Hewitt  
SCOTT P. HEWITT  
Professional Land Surveyor No. 2229  
Date: December 7, 2022  
G & A File: 1122-590

The property described and shown hereon is the same property described in First American Title Insurance Company, Commitment No. NCS-1E7RWI06-MAD dated October 11, 2022.

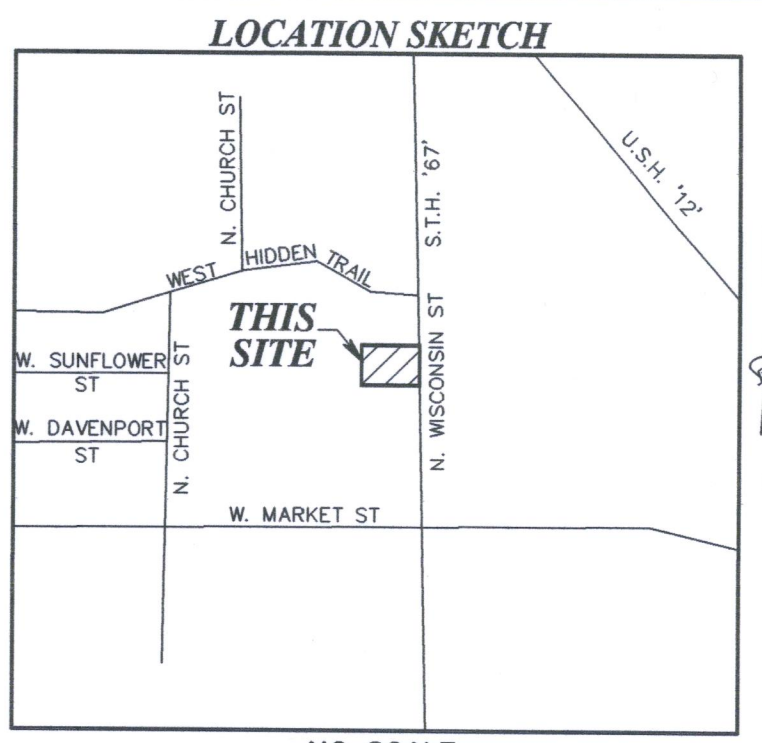
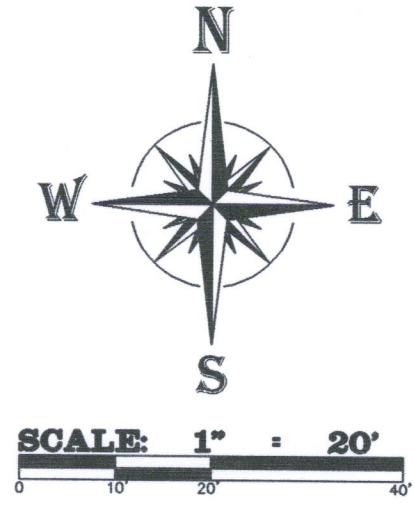
**LEGAL DESCRIPTION**  
Parcel I:  
Lot 1 of Certified Survey Map No. 1451, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on November 19, 1985 in Volume 7 of Certified Surveys on page 1 as Document No. 122243, said Certified Survey Map being located in the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin. Excepting therefrom that part thereof conveyed to the State of Wisconsin Department of Transportation for highway purposes by deed recorded October 7, 1998 in Volume 658 on page 1280 as Document No. 395281.

Parcel II:  
Nonexclusive easement contained in driveway easement agreement, recorded November 3, 1997 as Document No. 367316.

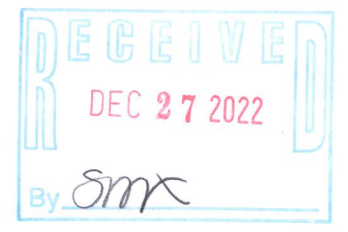
**CLIENT**  
MCCON BUILDING CORPORATION  
1059 CIRCLE DRIVE  
HIGHLAND, WI 53543

**OWNER**  
S & L PROPERTIES ELKHORN LLC  
2651 KIRKING COURT  
PORTAGE, WI 53901

**SURVEYOR**  
SCOTT P. HEWITT  
P.O. BOX 373  
625 E. SLIFFER STREET  
PORTAGE, WI 53901  
PHONE PORTAGE: (608) 742-7788  
PHONE SAUK PRAIRIE: (608) 644-8877  
FAX: (608) 742-0434  
e-mail: surveying@grothman.com



- LEGEND**
- CONCRETE MON. WITH CAST IRON PLUG FND.
  - CONCRETE MON. WITH BRASS CAP FND.
  - MAG NAIL SET
  - 3/4" IRON ROD FND.
  - GUARD POST
  - LIGHT POST
  - GROUND LIGHT
  - INTERCOM
  - FLAG POLE
  - MAILBOX
  - HANDICAP SIGN
  - HANDICAP PARKING STALL
  - SIGN
  - TELEPHONE PEDESTAL
  - GAS VALVE
  - GAS METER
  - ELECTRIC BOX
  - ELECTRIC PANEL
  - ELECTRIC MANHOLE
  - CATCH BASIN
  - STORM SEWER DRAIN
  - SQUARE STORM DRAIN
  - STORM SEWER MANHOLE
  - CLEAN OUT
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - WATER LINE
  - GAS LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND FIBER OPTIC LINE
  - CHAINLINK FENCE
  - PLASTIC FENCE
  - PREVIOUS SURVEY OR RECORD INFO.
  - INDICATES NO PARKING
  - CONCRETE SURFACE
  - GRAVEL SURFACE
  - ASPHALT SURFACE
  - NO ACCESS



**GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SLIFFER STREET, P.O. BOX 373 PORTAGE, WI 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

DATE	REVISION	BY
S & L PROPERTIES ELKHORN LLC		
1000 NORTH WISCONSIN STREET ELKHORN, WI 53121 (CULVER'S)		
SCALE: 1" = 20'	FILE NO: 1122-590	
DATE: 12/13/22	PROJECT NO: 1122-590	
DWN. BY: T. KASPER	DRAWING NO: 1122-590	
CHKD. BY: S. HEWITT	SHEET 1 OF 1	

YA1451-1

004-9285