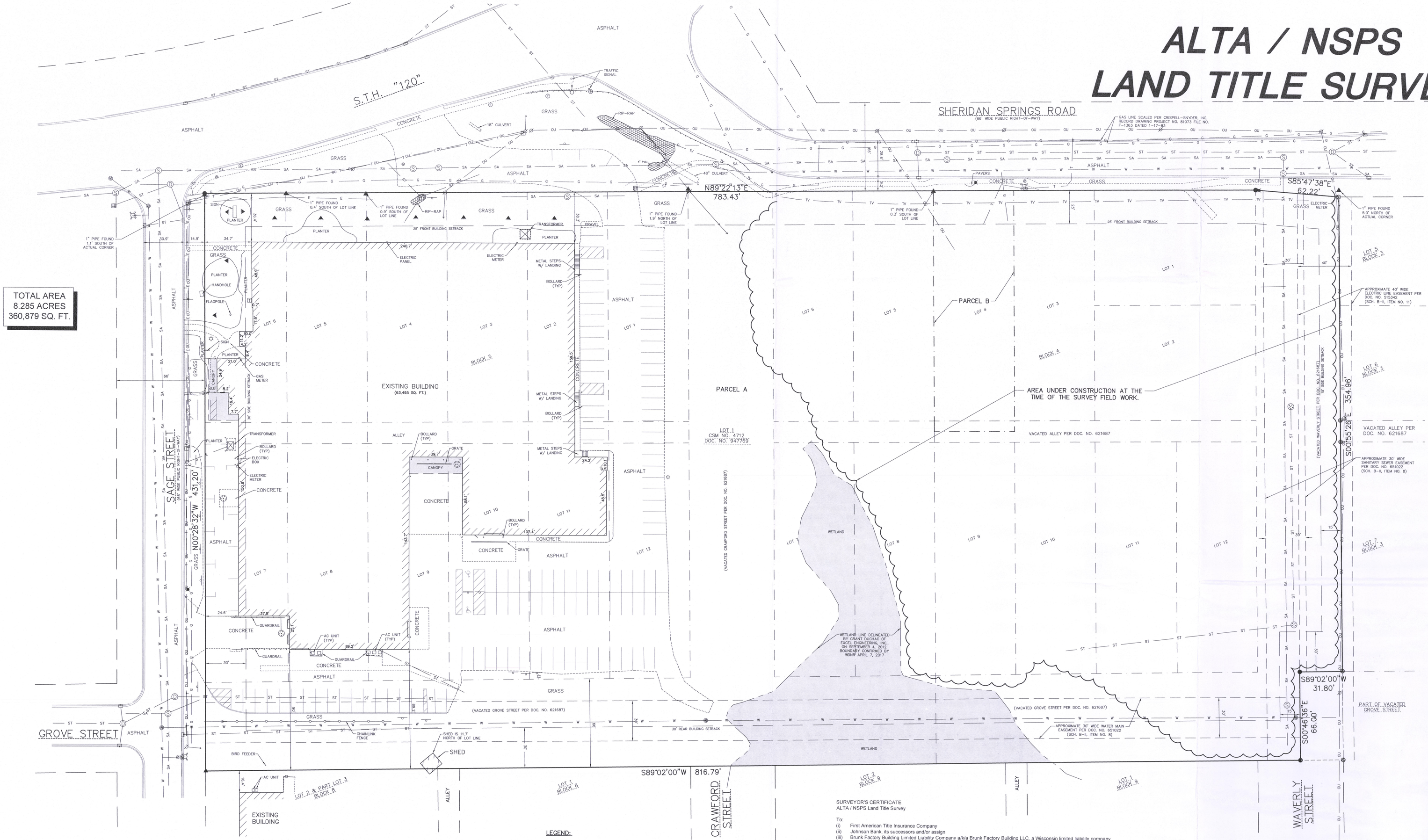
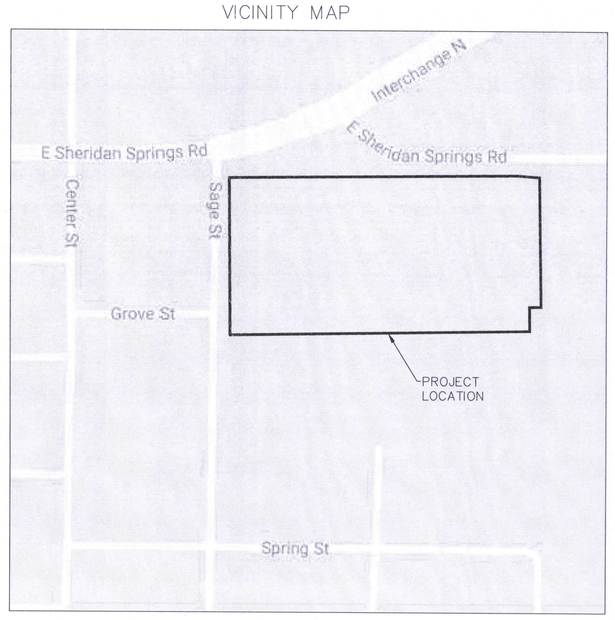
ALTA / NSPS LAND TITLE SURVEY



VICINITY MAP



LEGEND:

WATER VALVE IN BOX	EXISTING STORM SEWER AND MANHOLE
WATER VALVE IN MANHOLE	EXISTING SANITARY SEWER AND MANHOLE
WATER SERVICE VALVE	EXISTING WATER LINE AND HYDRANT
TELEPHONE MANHOLE	EXISTING OVERHEAD UTILITY LINE
EXISTING ROUND CATCH BASIN	EXISTING UNDERGROUND ELECTRIC CABLE
EXISTING SQUARE CATCH BASIN	EXISTING UNDERGROUND TELEPHONE CABLE
EXISTING CURB INLET	EXISTING UNDERGROUND GAS LINE
UTILITY POLE WITH GUY WIRE	EXISTING UNDERGROUND TELEVISION CABLE
TELEPHONE PEDESTAL	EXISTING CURB AND GUTTER
ELECTRIC TRANSFORMER	EXISTING CHAINLINK FENCE
EXISTING LIGHT POLE	EXISTING WOOD FENCE
FLOOD LIGHT	EXISTING GUARD RAIL
EXISTING SIGN	PROPERTY LINE
HANDICAP PARKING STALL	RIGHT-OF-WAY LINE
3/4" REBAR SET	INTERNAL LOT LINE
3/4" REBAR FOUND	
2" IRON PIPE FOUND	
1" IRON PIPE FOUND	

1"= 30' SCALE 30' 0 30' 60' FEET

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

CURRENT ZONING:	Planned Development (w/ Planned Industrial Underlying)	
Setbacks:		
Building:	Front:	25 feet
	Side:	15 feet
	Rear:	30 feet
Max Building Height:	35 feet	

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Lake Geneva Zoning Code. Zoning classification was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b).

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) First American Title Insurance Company
(ii) Johnson Bank, its successors and/or assign
(iii) Brunk Factory Building Limited Liability Company a/k/a Brunk Factory Building LLC, a Wisconsin limited liability company

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, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11, 16, 18 & 19 of Table A thereof. The field work was completed on June 6, 2017.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1650900

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR

Date of Plat or Map: 7/20/17

LANDS DESCRIBED IN COMMITMENT NO. 170443800140 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 10, 2017:

PARCEL A:
Lots One (1), Two (2), Three (3), Five (5), Six (6), Seven (7) and Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Four (4) and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block Five (5) of the GENEVA LAKE CRAWFORD MANUFACTURING COMPANY'S ADDITION, being a part of the Southeast One-quarter (1/4) of Section Twenty-five (25), in Township Two (2) North, Range Seventeen (17) East, in the City of Lake Geneva, Walworth County, Wisconsin.

TOGETHER WITH all of vacated alleys lying in Blocks Four (4) and Five (5); and vacated Grove Street lying east of Sage Street and west of the extended centerline of vacated Waverly Street; and vacated Crawford Street lying between Blocks Four (4) and Five (5); and also vacated Waverly Street lying between Blocks Three (3) and Four (4).

Tax Key No. ZGC 00006 (2017)
Old Tax Key Nos. ZGC 00006, ZGC 00008, ZGC 00009, ZGC 00010, ZGC 00010A, ZGC 00010B and ZGC 00010C (2016)
Addresses: 412 Sheridan Springs Road & 1225 Sage Street

PARCEL B:
Lot Four (4) in Block Four (4) of the GENEVA LAKE CRAWFORD MANUFACTURING COMPANY'S ADDITION, being a part of the Southeast One-quarter (1/4) of Section Twenty-five (25), in Township Two (2) North, Range Seventeen (17) East, in the City of Lake Geneva, Walworth County, Wisconsin.

Tax Key No. ZGC 00007
Address: 422 Sheridan Springs Road

The above described Parcels A and B are now known as:

Lot One (1) of CERTIFIED SURVEY MAP NO. 4712, a subdivision of Lots 1-12 in Block 4, Lots 1-12 in Block 5, part of vacated Grove Street, part of vacated Crawford Street, part of vacated Waverly Street, and part of a vacated alley of Geneva Lake Crawford Manufacturing Company's Addition, all being part of the Northwest One-Quarter (1/4) of the Southeast One-Quarter (1/4) of Section Twenty-five (25), in Township Two (2) North, Range Seventeen (17) East, in the City of Lake Geneva, Walworth County, Wisconsin, recorded in the office of the Register of Deeds for Walworth County on June 7, 2017 in Volume 31 of Certified Survey Maps on page 124 as Document No. 947769.

ALTA NOTES:

1. Bearings are referenced to the Wisconsin Coordinate Grid System, South Zone. The North line of Southeast 1/4 of Section 25-2-17, has a bearing of South 89°-22'-13" West.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55127C0331D with an effective date of October 2, 2009, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance floodplain).
7. The property described hereon contains 8.285 acres (360,879 sq. ft.) of land, more or less.
8. **First American Title Insurance Company, Commitment No. 170443800140, with an effective date of July 10, 2017 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
   - #8 Terms, provisions, conditions, and easements as contained in the Utility Easement Agreement recorded on August 22, 2005 as Document No. 651022. See instrument for particulars. **Easements are depicted on this survey.**
   - #11 Electric Line Easement recorded on November 25, 1959 in Volume 547 of Deeds, on Page 361 as Document No. 515342. See instrument for particulars. **Easement is depicted on this survey.**
   - #12 Visible evidence of utilities, adverse encroachment of concrete walk, wetlands and encroachment of a shed are depicted on this survey.
9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property wholly contains 121 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 123 striped parking stalls. There are an additional 4 regular striped parking stalls and 1 handicap accessible striped parking stall within the right-of-way of Sage Street and Sheridan Springs Road.
11. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of the survey fieldwork a portion of the subject property was under construction.
12. In regards to ALTA/NSPS "Table A", Item No. 19, there are no offsite easements or servitudes benefiting the surveyed property that are disclosed in Record Documents provided to Excel Engineering, Inc.

ZA4712-1 007-3393

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1650900

ALTA/NSPS LAND TITLE SURVEY
BRUNK INDUSTRIES, INC.
1225 SAGE STREET • LAKE GENEVA, WI

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE JUNE 9, 2017
REVISIONS
JUNE 29, 2017
JUNE 30, 2017
JULY 11, 2017
JULY 20, 2017

SHEET INFORMATION
ALTA / NSPS
LAND TITLE SURVEY
SHEET NUMBER
AL

2017 © EXCEL ENGINEERING, INC.