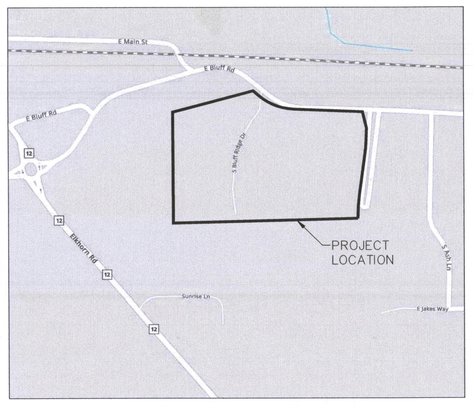
ALTA / NSPS LAND TITLE SURVEY

LEGEND:

- WATER VALVE IN BOX
- WATER SERVICE VALVE
- EXISTING ROUND CATCH BASIN
- EXISTING CURB INLET
- EXISTING SQUARE CATCH BASIN
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- STREET LIGHT
- EXISTING LIGHT POLE
- EXISTING SIGN
- GAS VALVE
- 3/4" REBAR SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CUT "X" SET
- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND TELEVISION CABLE
- EXISTING CURB AND GUTTER
- EXISTING WOOD FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE

1"= 40' SCALE 40' 0 40' 80' 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.



VICINITY MAP
NOT TO SCALE

ALTA NOTES:

1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The East line of the Southeast 1/4 of Section 3-4-15 has a bearing of North 00°-03'-36" East.
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 No. 55127C0029E with an effective date of September 3, 2014, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
7. The property described hereon contains 17.384 acres (757,247 sq. ft.) of land, more or less.
8. **Fidelity Land Title, Ltd., Commitment No. 54617, with an effective date of July 6, 2020 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:**
   - #11 Notes, Setbacks, Restrictions, Easements, Covenants, all other matters if any, as shown on Certified Survey Map No. 3125, recorded as Document No. 421397 and as follows: Public Utility easement, drainage and bikeway easements all as shown on the recorded plat of Certified Survey Map No. 3125. **Easements are depicted on this survey.**
   - #12 Covenants, Conditions and Restrictions as set forth in Deeds recorded on 07/16/99, in Volume 665 on Page 194 and 196 of Records as Document No. 421431 and 421432. **These documents reference easements from Certified Survey Map No. 3125. Easements from the CSM are depicted on this survey. Additional Bikeway Easement in Document No. 421431 is depicted on this survey.**
   - #13 Easement to the City of Whitewater recorded on 07/15/1999 in Volume 665 of Records on Page 1997 as Document No. 421433. **Easement is depicted on this survey.**
   - #14 Easement to Wisconsin Electric Power Company, Wisconsin Bell Inc. d/b/a Ameritech-Wisconsin and Marcus Cable Partners, LLC a/k/a Charter Communications recorded on 10/14/1999 in Volume 667 of Records on Page 2839 as Document No. 428974. **Easement is depicted on this survey.**
   - #15 Easement to Wisconsin Bell Telephone Company d/b/a Ameritech Wisconsin recorded on 01/24/2000 in Volume 669 of Records on Page 2311 as Document No. 436149. **Easement is depicted on this survey.**
   - #16 Covenants, Conditions and Restrictions as set forth in Notice recorded on 07/18/07, as Document No. 714010. **Bluff Ridge Drive is 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 contains 15 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 15 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is situated at the southwest corner of the intersection of Bluff Road and S. Moraine View Parkway.
12. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Fidelity Land Title, Ltd.
2. Decker Properties, Inc.
3. Bluff Ridge Apartments, LLC, a Wisconsin Limited Liability Company
4. Landmark Credit Union, its successors and/or assigns

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), 8, 9, 11, 14, 16 & 19 of Table A thereof. The field work was completed on July 31, 2020.

Ryan Wiegand, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2038820

Date of Plat or Map: 9/29/2020

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

LANDS DESCRIBED IN COMMITMENT NO. 54617, PREPARED BY FIDELITY LAND TITLE, LTD. WITH AN EFFECTIVE DATE OF JULY 6, 2020:

Lot 2 of CSM No. 3125, according to the recorded plat thereof recorded in Volume 17 of Certified Surveys on Pages 82 through 87 as Document No. 421397, located in the SE ¼ of Section 3, T4N, R15E, City of Whitewater, Walworth County, Wisconsin.

Tax Key No.: /A312500002
Address: Bluff Rd/Bluff Ridge Dr/Moraine View Pkwy Whitewater WI 53190

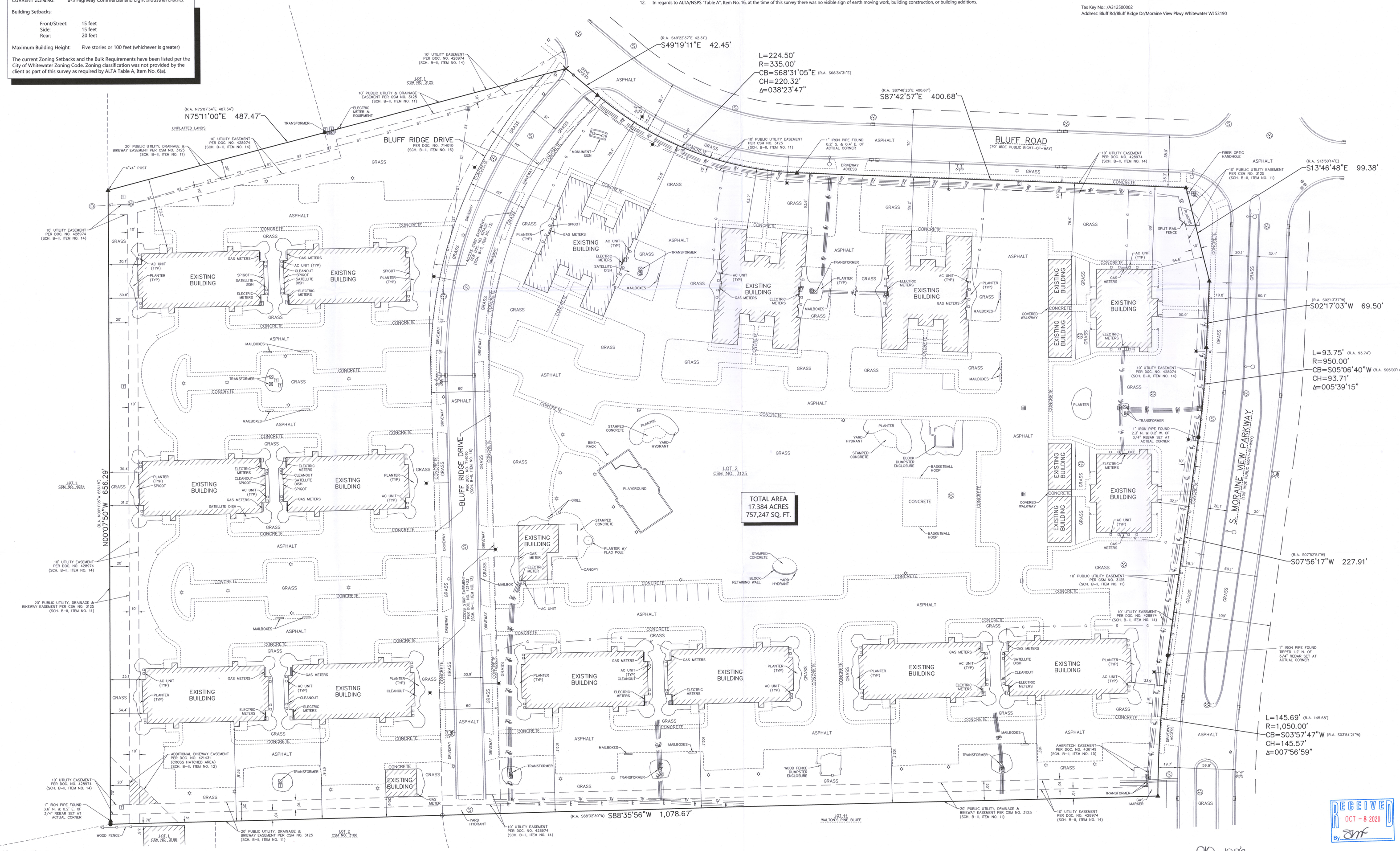
CURRENT ZONING: B-3 Highway Commercial and Light Industrial District

Building Setbacks:

Front/Street:	15 feet
Side:	15 feet
Rear:	20 feet

Maximum Building Height: Five stories or 100 feet (whichever is greater)

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Whitewater 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).



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ARCHITECTS • ENGINEERS • SURVEYORS
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100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
BLUFF RIDGE APARTMENTS
175 BLUFF RIDGE DRIVE • WHITEWATER, WI 53190

PROFESSIONAL SEAL

SHEET DATES	
ISSUE DATE	AUG. 7, 2020
REVISIONS	AUG. 13, 2020

JOB NUMBER
2038820

SHEET NUMBER
AL

RECEIVED OCT - 8 2020 By

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