

ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE ALTA SURVEY

To: (i) Tate Enterprises, L.L.C.;
(ii) Capitol Bell, LLC
(iii) First American Title Insurance Company;
(iv) Starion Financial:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

PARCEL C

Lot 1 of Certified Survey Map No. 3146, recorded September 15, 1999, in Volume 17 of Certified Surveys, on Page 152 as Document No. 426603, being a redivision of Certified Survey Map No. 3002 and located in the North 1/2 of Section 6, T4N, R15E, in the City of Whitewater, Walworth County, Wisconsin.

ALSO BEING DESCRIBED AS SURVEYED ON THIS DATE:

All of Lot 1, Certified Survey Map No. 3146, Volume 17, Page 152, Certified Survey Maps, as Document No. 426603 and being a part of the Southwest 1/4 of the Northeast 1/4, Section 6, T. 4 N.-R. 15 E., City of Whitewater, Walworth County, Wisconsin and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 25°-32'-52" East along the Easterly right-of-way line of Pearson Lane, 218.00 feet; thence North 70°-32'-52" East along said Easterly right-of-way line, 38.19 feet to a point on the Southwesterly right-of-way line of U.S. Highway "12"; thence South 64°-27'-08" East along said Southerly right-of-way line, 103.00 feet to the Northeasterly corner of said Lot 1; thence South 25°-32'-52" West along the Easterly line of said Lot 1, 245.00 feet to the Southeasterly corner of said Lot 1; thence North 64°-27'-08" West along the Southerly line of said Lot 1, 130.00 feet to the point of beginning and containing a total area of 0.723 acres (31,486 sq. ft.) of land more or less and being subject to all easements and restrictions of record.

Tax Parcel No.: A314600001

Jeffrey S. Butzke, R.L.S. No. S-2801

Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Project Number: 817650

ALTA NOTES:

- Bearings are referenced to the Easterly line of Lot 1, Certified Survey Map No. 3146, recorded as South 25°-32'-52" West.
- 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.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public and/or private records have not been searched to provide additional information.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers, or when the site was covered with snow. **There was approximately 12 inches of snow cover at the time of survey. Due to the extensive snow cover, stockpiles of snow from the plowed parking areas existed on the subject parcel on the date of the survey.**
- Other than visible observations noted herein, this survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with Digger's markings is required to determine the full extent of underground service and utility lines. Any contractor working on this site that may require any excavation must contact Digger's Hotline to locate any public underground utilities per WI Statute 182.0175. Failure to do so shall be the full responsibility of such contractor. Contact Diggers at 1-800-242-8511.
- 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. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The property described hereon contains an area of 0.723 acres (31,486 sq. ft.), more or less.
- Upon review of the Flood Insurance Rate Map (F.I.R.M.) Community Panel No. 550462 0005 B, with an effective date of August 15, 1993, the property lies within Zone "C", (No shading - Areas of minimal flooding).
- First American Title Insurance Company Title Commitment No. NCS-378065-MAD, with an effective date of December 4, 2008 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B Section II, Exceptions affecting Parcel "C" are as follows:

#40 Thirty (30) foot wide ingress-egress easement as disclosed by Certified Survey Map No. 3146.
The location of this Ingress & Egress easement has been shown on this survey.

#41 Building setback line as disclosed by Certified Survey Map No. 3146.
An 80' Setback line from the Centerline of West Main Street has been graphically depicted on this survey

#42 Notes as disclosed by Certified Survey Map No. 3146 regarding public sidewalks and no direct vehicular access onto USH "12".
Notes per CSM #3146:
"Public sidewalks shall be installed along U.S.H. "12" at the cost of the property owners or developers of Lots 1 and 2 and all subsequent divisions of Lots 1 and 2, at the time each is developed. The city may also require installation of sidewalks when designated sidewalk or walkway easements at the time of the development of each respective lot."
"No direct vehicular access shall be permitted onto U.S.H. 12, except via Pearson Lane, and no direct vehicular access shall be permitted onto Pearson Lane, except via the 30' wide Ingress-Egress easement."
The graphic depiction of this "No Access Line / Area" has been shown on this survey.

#43 Rights of the public in that portion of the subject premises lying within the limits of USH 12.
It is this surveyor's opinion that NO portion of the subject premises lies within the limits of U.S.H. "12" due to the fact that the 37 feet of the area occupied by U.S.H. "12" was dedicated by Certified Survey Map No. 3002 and an additional 13 feet of this same area was dedicated by Certified Survey Map No. 3146.

#44 Easement to Wisconsin Gas and Electric Company recorded September 10, 1937, in Volume 250 of Deeds, Page 260, as Document No. 325270.
This document describes an overhead electric easement along the South side of U.S.H. "12", but does not describe a SPECIFIC width. The location of this easement changes as U.S.H. "12" is widened or relocated. Because U.S.H. "12" has been relocated as a bypass highway South of the City of Whitewater and the former U.S.H. "12" is now known as Business "12" / West Main Street, this surveyor can only note that this unspecified overhead electric easement may affect the subject property adjacent to the South right-of-way line of the former U.S.H. "12". If this easement does, in fact, affect the subject parcel, because of the vague description this surveyor cannot graphically depict this easement on this survey.

#45 Easement Agreement for the purpose of ingress and egress recorded August 11, 1998, in Volume 656, Page 6908 as Document No. 389942.
This document describes a 30 foot wide easement centered on the common property line of Lot 1 and Lot 2, Certified Survey Map No. 3002. This easement has been shown graphically on this survey and is the same 30' wide Ingress & Egress Easement depicted on Certified Survey Map No. 3146. Maintenance, repair and construction agreements specified in this document have NOT been reviewed and are NOT shown on this survey.

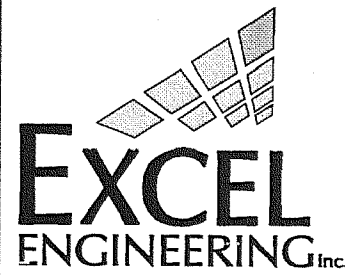
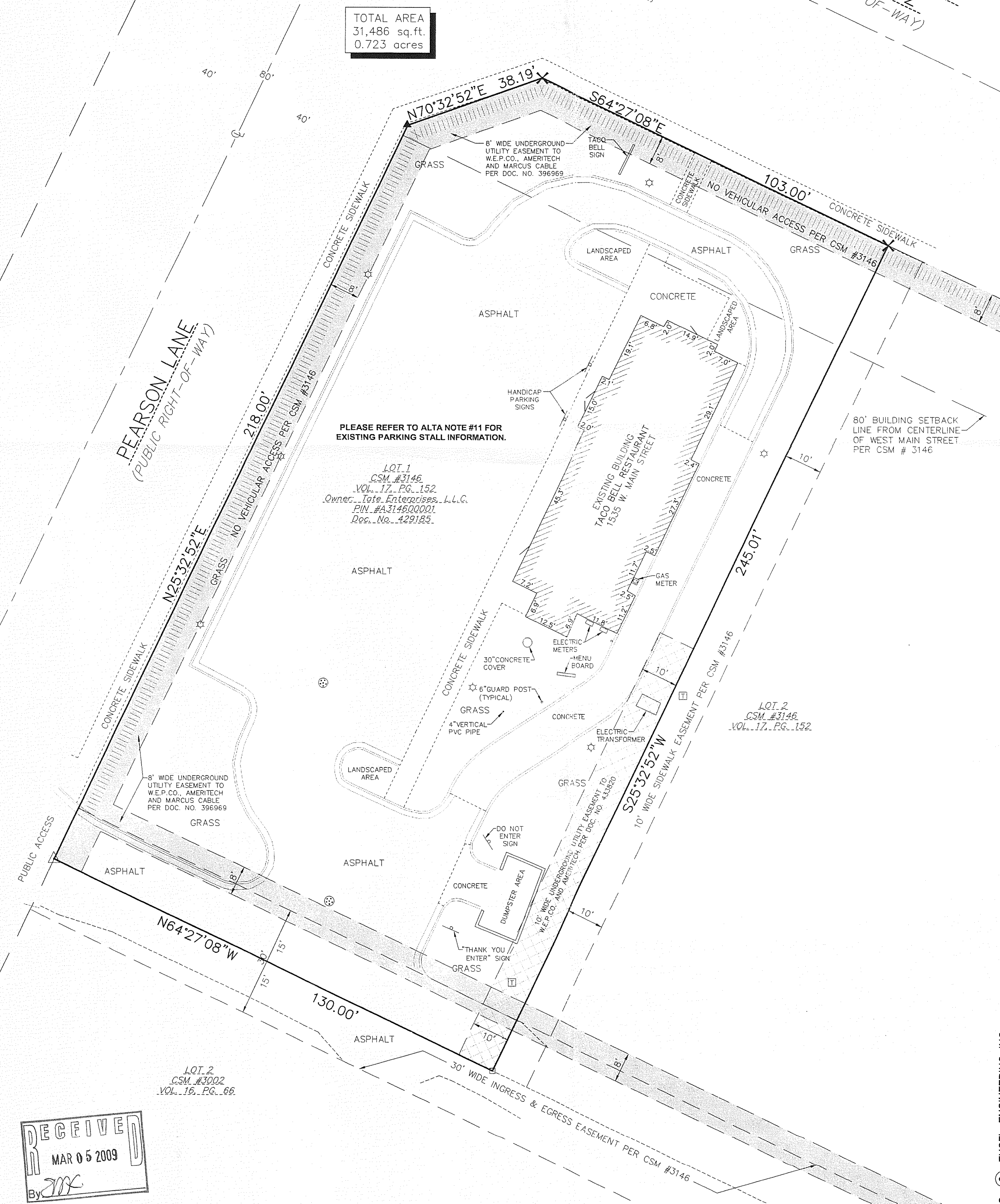
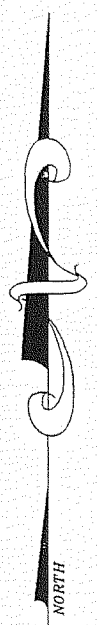
#46 Easement to Wisconsin Electric Power Company, Wisconsin Bell Inc. d/b/a Ameritech-Wisconsin and Marcus Cable Partners, L.P. recorded October 27, 1998, in Volume 658, Page 5617, as Document No. 396969.
This document describes an underground utility easement that affects the subject property. Those areas affected have been shown on this survey.

#47 Easement to Wisconsin Electric Power Company and Wisconsin Bell Inc. d/b/a Ameritech-Wisconsin recorded December 21, 1999, in Volume 668, Page 5860, as Document No. 433820.
This document describes a 10' wide underground utility easement that affects the subject property. The area affected has been shown on this survey.
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, covenants, trusts, unspecified or unrecorded rights).
- There are 2 handicap parking signs on the subject property. The correct number of parking stalls, both handicap and regular cannot be accurately determined by this surveyor. Due to extensive snow cover and the fact that the existing parking stripes are worn or faded to the point that they are unable to be located in the field the striping of the existing parking lot, if any, is unable to be accurately depicted on this survey.
- The original fieldwork for this survey was completed on December 12, 2008 and this survey reflects the site conditions as they exist on such date.
- Any proposed changes to the street right-of-way lines have not been disclosed by the City of Whitewater.

LEGEND:	
	EXISTING ROUND CATCH BASIN
	TELEPHONE PEDESTAL
	EXISTING LIGHT POLE
	EXISTING SIGN
	CHEISELED CROSS SET
	"MAG" NAIL SET
	RAILROAD SPIKE FOUND
	1" IRON PIPE FOUND
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT #NCS-378065-MAD, BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 4, 2008.

1" = 20'
SCALE
20' 0 20' 40'
FEET



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:
TATE ENTERPRISES, L.L.C.
37 CHEROKEE CIRCLE
UNIT #201
MADISON, WI 53704

PROJECT:
A.L.T.A. / A.C.S.M.
LAND TITLE SURVEY
1535 WEST MAIN STREET
WHITESTATER, WI

SHEET ISSUE:

2/18/2009

SEE TITLE SHEET TO CONFIRM
THAT THIS SHEET HAS BEEN
RELEASED FOR CONSTRUCTION

REVISIONS:

DATE:

2/18/2009

JOB NUMBER:

817650

SHEET

ALTA