

SALISBURY LANE

LOT 24 ADD. NO. 1 TO ROSE CREST ADD.
APG WHITEWATER, LLC

LOT 25 ADD. NO. 1 TO ROSE CREST ADD.
K&E DREAMS, LLC

12' EASEMENT TO WISCONSIN
ELECTRIC POWER COMPANY
PER VOL. 153 PG. 94
(EXCEPTION #7)

17' EASEMENT TO WISCONSIN ELECTRIC POWER
COMPANY PER VOL. 153
PG. 94 (EXCEPTION #7)

UNPLATTED LANDS
FOUR GUYS, LLP

UNPLATTED LANDS
REYNOLDS RENTALS, LLC



WHITEWATER AAP, LLC
1184 W. MAIN STREET

72' X 96'
6,912 S.F.

31,939 S.F.
0.733 ACRES

20' SANITARY
SEWER EASEMENT
PER DOC. No.
930468
(EXCEPTION #15)

SUBJECT PROPERTY PER SCHEDULE A OF POLICY No. 2682131-1 WITH A DATE OF POLICY OF JUNE 23, 2016 AT 01:08 PM AND AN ENDORSEMENT WITH A DATE OF POLICY OF AUGUST 15, 2016 AT 3:37 PM, PREPARED BY First American Title Insurance Company - Evans Title Division

DESCRIPTION PER EXHIBIT "A" OF POLICY

A parcel of land being part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 5, thence North 88° 02' 10" East along the East-West 1/4 line and the centerline of West Main Street (U.S.H. 12-S.T.H. 89), 964.38 feet; thence N. 0° 00' 50" W. 33.02 feet to the Northerly right-of-way line of West Main Street (U.S.H. 12-S.T.H. 89), and to the point of beginning; thence continuing N. 0° 00' 50" W. 166.98 feet; thence N. 88° 02' 10" E. 62.93 feet; thence N. 0° 00' 50" W. 76.50 feet; thence N. 88° 02' 10" E. 91.32 feet; thence S. 0° 00' 50" E. 239.44 feet of Northerly right-of-way line of West Main Street (U.S.H. 12-S.T.H. 89); thence S. 86° 27' 57" W. along said right-of-way line, 74.36 feet; thence S. 1° 57' 50" E. along said right-of-way line, 2.00 feet; thence S. 88° 02' 10" W. along said right-of-way line, 80.06 feet to the point of beginning. Said land being in the City of Whitewater, County of Walworth, and State of Wisconsin.

APN: WUP 00163A

DESCRIPTION PER THIS SURVEY

A parcel of land being part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin, containing 31,939 square feet (0.733 acres) of land and described as follows:

Commencing at the West 1/4 corner of said Section 5, thence N88°02'02"E (recorded as N88°02'10"E) along the East-West 1/4 line and the centerline of West Main Street (U.S.H. 12-S.T.H. 89), 964.59 feet (recorded as 964.38 feet); thence N00°00'22"W (recorded as N00°00'50"W), 33.02 feet to the Northerly right-of-way line of West Main Street (U.S.H. 12-S.T.H. 89), and to the point of beginning; thence continuing N00°00'22"W, 167.11 feet, (recorded as N00°00'50"W, 166.98 feet); thence N88°02'38"E (recorded as N88°02'10"E), 62.93 feet; thence N00°00'22"W (recorded as N00°00'50"W) 76.50 feet; thence N88°02'38"E 89.00 feet (recorded as N88°02'10"E, 91.32 feet); thence S00°02'19"W 239.91 feet (recorded as S00°00'50"E, 239.44 feet) to the Northerly right-of-way line of West Main Street (U.S.H. 12-S.T.H. 89); thence S86°27'48"W along said right-of-way, 71.85 feet (recorded as S86°27'57"W, 74.36 feet); thence S01°57'58"E (recorded as S01°57'50"E), along said right-of-way line, 2.00 feet; thence S88°02'02"W (recorded as S88°02'10"W) along said right-of-way line, 80.06 feet to the point of beginning. Said land being in the City of Whitewater, County of Walworth, and State of Wisconsin.

PER SCHEDULE B (EXCEPTIONS FROM COVERAGE) OF POLICY No. 2682131-1 WITH A DATE OF POLICY OF JUNE 23, 2016 AT 01:08 PM AND AN ENDORSEMENT WITH A DATE OF POLICY OF AUGUST 15, 2016 AT 3:37 PM, PREPARED BY First American Title Insurance Company - Evans Title Division

7. Easement to WISCONSIN ELECTRIC POWER COMPANY dated January 26, 1976 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on February 19, 1976 in Volume 153 of Records, page 94. [AFFECTS PARCEL - LOCATION SHOWN ON SURVEY MAP]

8. Deed Restriction dated March 27, 2002 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on March 28, 2002 as Document No. 505340. [AFFECTS PARCEL]

9. Agreement as Release dated April 3, 2002 and recorded in the office of the Register of Deeds for Walworth, Wisconsin on October 1, 2002 as Document No. 525290. [AFFECTS PARCEL]

11. Distribution Easement Overhead granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies disclosed by instrument recorded April 25, 2016 as Document No. 923999. [AFFECTS PARCEL - LOCATION SHOWN ON SURVEY MAP]

12. Terms and provisions of the Storm Water Easement Agreement entered into by K&A Dreams, LLC to Whitewater AAP, LLC by an instrument recorded May 5, 2016 as Document No. 924644. [AFFECTS PARCEL]

15. Covenants, conditions, restrictions and easement as set forth in Utility Easement Agreement executed by Whitewater AAP, LLC to the City of Whitewater dated August 8, 2016 and recorded August 15, 2016 as Document No. 930468. [AFFECTS PARCEL - LOCATION SHOWN ON SURVEY MAP]

NOTES:

PER THE FLOOD INSURANCE RATE MAP, MAP NUMBER 55127C0009E, COMMUNITY NAME - WALWORTH COUNTY (550462) CITY OF WHITEWATER (550200) WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2014, THE SUBJECT PROPERTY IS MAPPED WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE SUBJECT PROPERTY IS ZONED: B-1, COMMUNITY BUSINESS PER CITY OF WHITEWATER ZONING ORDINANCE CHAPTER 19.27

19.27.040 - Lot area.

Minimum lot area in the B-1 district is seven thousand square feet for lots existing at the time of adoption of the ordinance codified in this chapter, and fifteen thousand square feet for all other lots.

19.27.060 - Yard requirements.

Minimum required yards for principal buildings, outside storage, and Dumpsters in the B-1 district are:

- Front and street side, thirty feet;
- Interior side, ten feet, except that no side yard will be required for buildings designed for common wall construction;
- Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;
- Shore yard, seventy-five feet;
- Any yard abutting a residential district or residential use, thirty feet or the height of the nearest principal building or structure on the lot being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission;
- There shall be no parking areas, circulation drives or accessory buildings within the required front yard.

19.27.070 - Lot coverage.

Maximum building lot coverage in the B-1 district is fifty percent. Minimum landscaped surface area is thirty percent. The plan and architectural review commission may reduce the minimum landscaped surface area by up to ten percent if the project provides plantings in highly visible locations and includes ten canopy trees, twenty understory and/or evergreen trees, and sixty-four shrubs per acre, or fraction thereof.

19.27.080 - Building height.

Maximum building height in the B-1 district is three stories or forty-five feet, whichever is less.



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DIGGERS HOTLINE DID NOT
LOCATE THE UTILITIES FOR
THIS SURVEY. UTILITIES AS
SHOWN ARE PER THE
PROPOSED PLAN AND/OR
VISUAL OBSERVATION.
TICKET NUMBER 20160603265

BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE NORTHWEST 1/4
OF SECTION 5, TOWNSHIP 4 NORTH,
RANGE 15 EAST WHICH BEARS
N88°02'02"E PER WISCONSIN STATE
PLANE COORDINATE SYSTEM GRID.
SOUTH ZONE (NAD 27)

20 10 0 20
SCALE - FEET

SURVEYOR'S ALTA CERTIFICATE

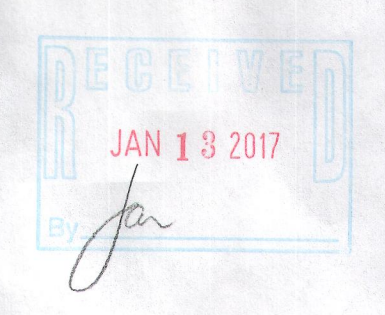
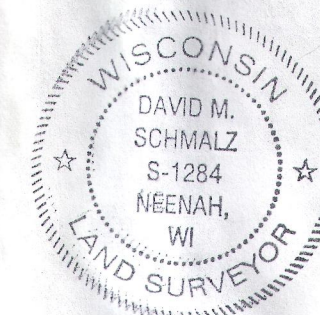
I hereby certify to SEWAH Enterprises, LTD., a Wisconsin corporation its successors and/or assigns, as their interests may appear; Whitewater 1184 Inc., a Wisconsin corporation its successors and/or assigns, as their interests may appear; and First American Title Insurance Company - Evans Title Division;

That I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all structures, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto for any portion thereof within one (1) year from date hereof. Complying with Chapter A-E7 Wisconsin "Minimum Standards for Property Surveys".

REVISOR OCT 14, 2016
OCT 7, 2016
date Professional Land Surveyor

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - CHISELED "X" SET IN CONCRETE
- ✱ - 3/4" ROUND IRON REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- - 2" IRON PIPE FOUND (2.375" O.D.)
- FO - BURIED FIBER OPTIC CABLE
- E - BURIED ELECTRIC CABLE
- T - BURIED TELEPHONE CABLE
- G - BURIED GAS MAIN
- OHU - OVERHEAD UTILITY
- ⊠ - EXISTING TELEPHONE PEDESTAL
- ✱ ✱ ✱ - EXISTING FENCE
- () - EXISTING GUY WIRE
- - EXISTING POWER POLE
- ⊙ - EXISTING LIGHT POLE
- ⊙ - EXISTING HYDRANT
- ⊙ - EXISTING SIGN
- - EXISTING MANHOLE
- 12" STO - EXISTING STORM SEWER
- ⊕ - EXISTING INLET
- WATERMAIN - EXISTING WATER MAIN
- - EXISTING WATER VALVE
- - EXISTING SANITARY SEWER
- 8" SAN - EXISTING CURB & GUTTER
- - PROPERTY LINES
- - EXISTING RIGHT OF WAY
- - - EXISTING EASEMENT
- - - EXISTING SECTION LINE
- ▨ - EXISTING ASPHALT PAVEMENT
- ▨ - EXISTING CONCRETE PAVEMENT



FOR: -HERBECK DEVELOPMENT
-ATTN: DAVE HERBECK
-2601 E. GATEWOOD DRIVE
-APPLETON, WI 54915
-(920) 428-9028

RECORD SURVEY-1184 W. MAIN STREET
HERBECK DEVELOPMENT - ADVANCE AUTO PARTS
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

DESIGNED DEW
DRAWN CWK
PROJECT NO.
H1038 91500660.06
DATE
OCT. 2016
SHEET NO.
1

1/WUP-163A 010-1028