

ALTA/NSPS LAND TITLE SURVEY

The legal description of record as contained within a Commitment for Title Insurance provided to the Surveyor by Knight Barry Title Group.  
Commitment Number 2083694 Effective Date: August 16th, 2021 at 8:00 AM

LEGAL DESCRIPTION

Parcel A: Lot 1 of Certified Survey Map No. 3323 recorded in the office of the Register of Deeds for Walworth County, Wisconsin, on March 27, 1998 in Volume 19 of Certified Survey Maps, at Page 28, as Document No. 470924, being a revision of Lot 2 of Certified Survey Map No. 2964 located in the Northwest 1/4 of Section 3, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.  
Parcel B: Lot 2 of Certified Survey Map No. 3323 recorded in the office of the Register of Deeds for Walworth County, Wisconsin, on March 27, 1998 in Volume 19 of Certified Survey Maps, at Page 28, as Document No. 470924, being a revision of Lot 2 of Certified Survey Map No. 2964 located in the Northwest 1/4 of Section 3, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

For informational purposes only:  
Property Address: 1121 Universal Blvd, Whitewater, WI 53190  
Tax Key Number: /A332300001 (Parcel A) and /A332300002 (Parcel B)

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

Items 1-11 & 20-23 are considered general in nature or non-survey related and are not listed.

- 12 Easements, restrictions and other matters shown on the Plat of First Addition to the Whitewater Business Park. PLOTTED HEREON.
- 13 Declaration of Covenants and Restrictions and other matters contained in the instrument recorded January 15, 1987 as Document No. 140798.  
Declaration of Covenants and Restrictions and other matters contained in the instrument recorded August 4, 1989 as Document No. 181561. PLOTTABLE ITEMS SHOWN HEREON. SEE DOCUMENTS REFERENCED ABOVE FOR OTHER COVENANTS AND RESTRICTIONS THAT ARE NOT PLOTTABLE.
- 14 Easement and other matters contained in the instrument recorded December 28, 1989 as Document No. 188273. DOES NOT AFFECT SURVEYED PARCELS. NOT PLOTTED.
- 15 Easements, restrictions and other matters shown on Certified Survey Map No. 2964 recorded March 27, 1998 as Document No. 377747. PLOTTED HEREON.
- 16 Easements, restrictions and other matters shown on Certified Survey Map No. 3323 recorded May 18, 2001 as Document No. 470924. PLOTTED HEREON.
- 17 Reservations and restrictions as contained in the Warranty Deed recorded June 20, 2001 as Document No. 474521. PLOTTED HEREON.  
Affected by Release and Termination of Easement recorded August 11, 2003 as Document No. 569807. PLOTTED HEREON AS SHADED.
- 18 Easements, restrictions and other matters shown on Certified Survey Map No. 1877 recorded October 31, 1989 as Document No. 185651. PLOTTED HEREON.
- 19 Covenants and restrictions as contained in the Warranty Deed recorded August 11, 2003 as Document No. 569809. PLOTTABLE ITEMS SHOWN HEREON. SEE DOCUMENT REFERENCED ABOVE FOR OTHER COVENANTS AND RESTRICTIONS THAT ARE NOT PLOTTABLE.

TABLE A ITEMS

- ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.
- ITEM 2: SURVEYED PARCEL HAS AN ADDRESS OF 1121 UNIVERSAL BOULEVARD, WHITEWATER, WI 53190. ADDRESS INFORMATION PROVIDED BY OTHERS OR TAKEN FROM PUBLIC RECORDS.
- ITEM 4: GROSS LAND AREA OF SURVEYED PARCELS IS 114,428 SQ. FT. (2.627 ACRES).
- ITEM 7(a): EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON.
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

- MONUMENT KEY
- Iron Rebar Set  
3/4" x 24"(1.5 Lbs./Ft.)
  - ⊙ 3/4" Iron Rebar Found
  - ⊙ 1" Iron Pipe Found
  - (XXXXXX) Record Information

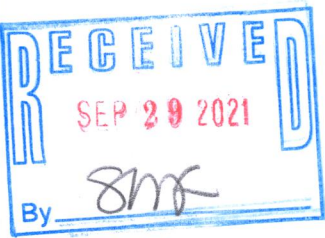
LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Easement Line
- Existing Centerline
- Existing Fire Hydrant
- Existing Curb Inlet
- Existing Gas Meter
- Existing Telephone Pedestal
- Existing Transformer
- Existing Electric Meter
- Existing Sign
- Existing Mailbox



Scale: 1" = 20'

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT  
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE SOUTH LINE OF UNIVERSAL BOULEVARD BEARING N 89°46'18" E



SURVEYOR'S CERTIFICATE

To: MICHAEL ERKAMAA  
KNIGHT BARRY TITLE GROUP

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, 4, 7(a), and 8 of Table A thereof.

The field work was completed on August 17th, 2021.  
Date of Plat: August 23rd, 2021

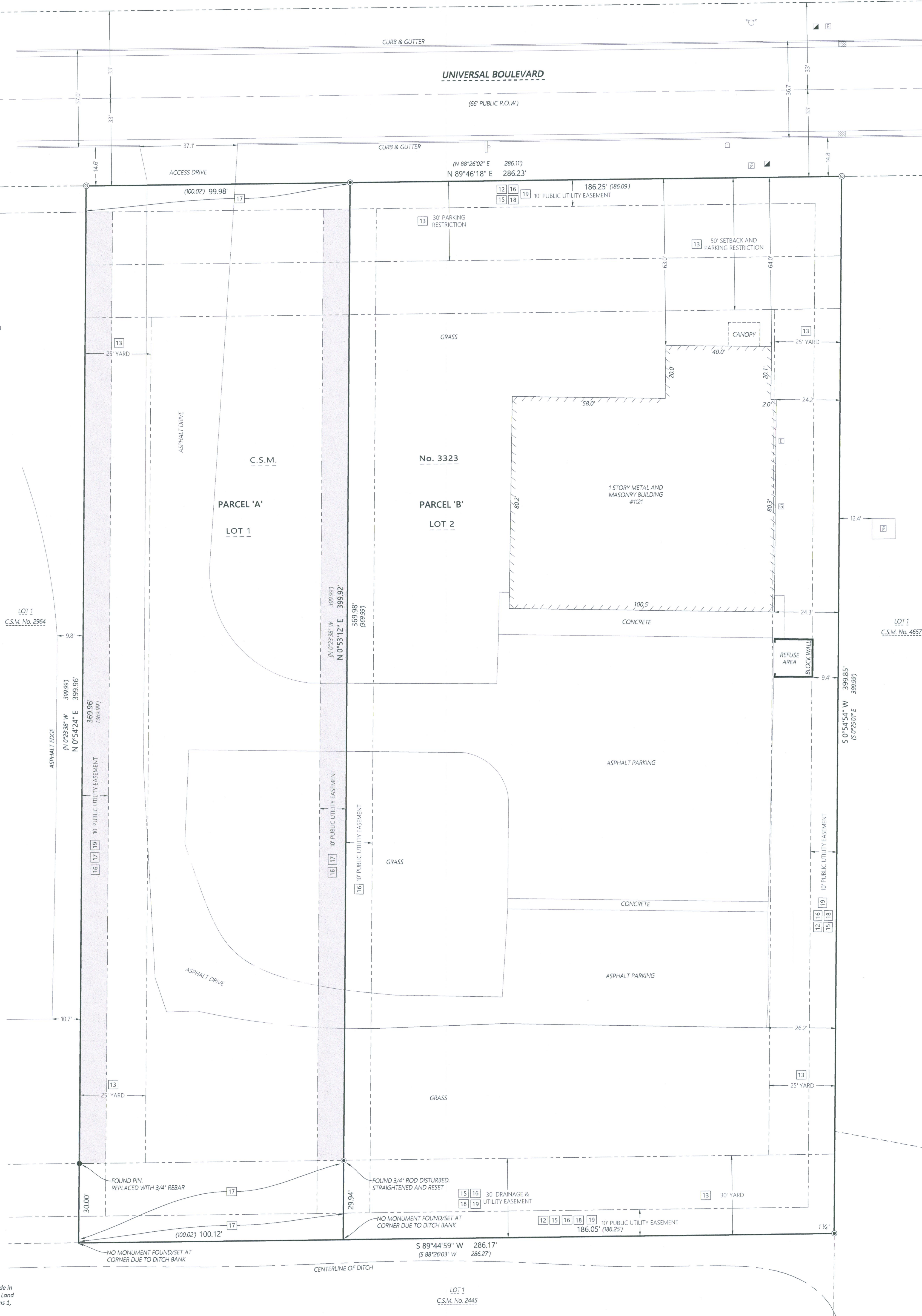
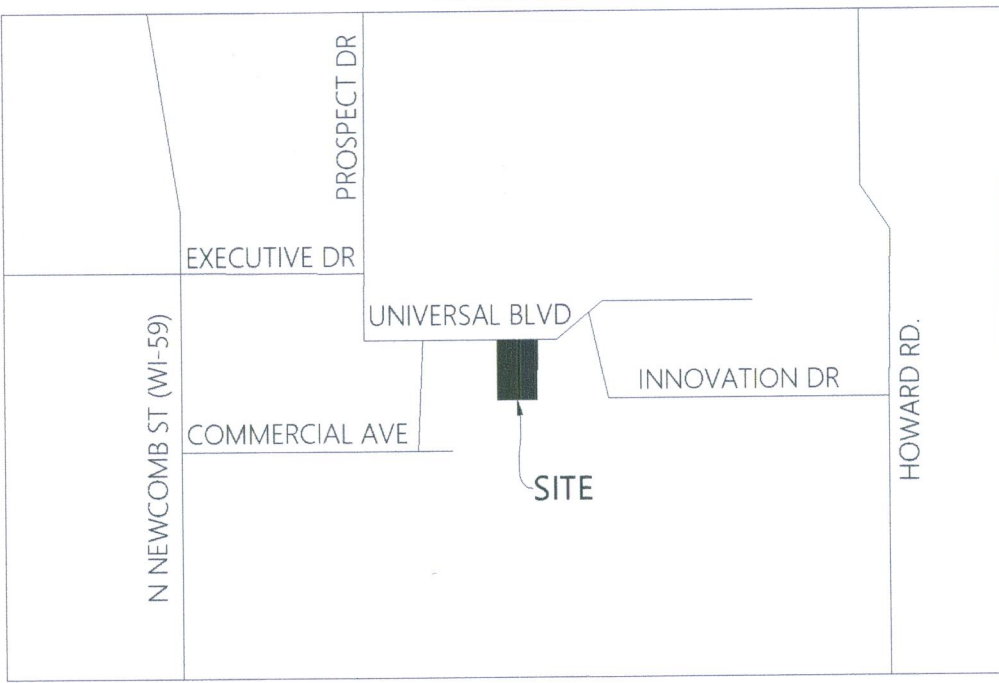
Kristin J. Belongia  
Kristin J. Belongia, E.L.S.  
Wisconsin Professional Land Surveyor S-2943

GENERAL NOTES

- A EXHIBIT 'A' (LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.
- B THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.
- C THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.
- D R.H. BATTERMAN & CO., INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.

VICINITY MAP

NOT TO SCALE



ORDER NO: 34017

FIELD CREW: DJE  
DRAWN BY: DJE  
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:

Jeff Stettner Properties, LLC  
7188 North Sturtevant Road  
Whitewater, WI. 53190

2021 Standard ALTA / NSPS Land Title Survey

Batterman  
engineers surveyors planners

2857 Bartells Drive  
Beloit, Wisconsin 53511  
608.365.4464  
www.rhbatterman.com

