

ALTA \ NSPS LAND TITLE SURVEY

PARCEL A:
 All that part of Lots 1 and 2 in Block 11 of S.C. Hall's Addition to the City of Whitewater, Walworth County, Wisconsin, described as follows:
 Commencing at the Southwest corner of Lot 1 in Block 11 of S.C. Hall's Addition to the City of Whitewater, Walworth County, Wisconsin;
 thence East 5 rods to the West line of land formerly owned by Sherman;
 thence North on said Sherman's West line to the South line of land formerly owned by Halverson;
 thence West 5 rods to the West line of the lot;
 thence South along the West line of the lot to the place of beginning;
 Also a strip of land 1 rod wide off from the East end of Lot 1 and a strip 2 rods wide off from the West end of Lot 2 in said Block 11, and of equal length with the land first above described;
 Also a part of Lot 1 aforesaid, described as follows:
 Commencing at the Northwest corner of said Lot 1 and running thence Southerly along the West line of said lot, 12 rods thence Easterly and at right angles with the West line of said Lot, 4 rods;
 thence Northerly and parallel with the West line of said lot to the South line of Milwaukee Street;
 thence Westerly on the South line of Milwaukee Street to the place of beginning.
 EXCEPTING THEREFROM those lands recorded as Document No. 41860 and Document No. 942812.

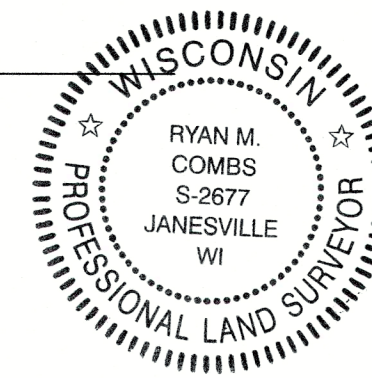
PARCEL B:
 A part of Lots 1 and 2, all of Lot 3 and part of Lot 4 in Block 11 of S.C. Hall's Addition to the City of Whitewater, Walworth County, Wisconsin, described as follows:
 Beginning 33 feet East of the Southwest corner of said Lot 2;
 thence North parallel to the West line of said Lot 2, 163.40 feet;
 thence West along a line located 198.00 feet South of the Northwest corner of said Lot 1 and at right angles to the West line of said Lot 1, 65.70 feet to a point located 86.00 feet East of the West line of Lot 1;
 thence North parallel with the West line of said Lot 1, 180.54 feet to the South line of Milwaukee Street;
 thence Southeasterly along the South line of Milwaukee Street, 269.00 feet to the centerline of a ditch;
 thence South along the centerline of said ditch 138.80 feet to the Northwest corner of Lot 6 in said Block 11;
 thence Westerly along the Westerly extension of the North line of said Lot 6, 94.03 feet to the West line of said Lot 4;
 thence South along the West line of said Lot 4, 148.16 feet to the North line of Clay Street;
 thence West along the North line of Clay Street 93.00 feet to the place of beginning.
 EXCEPTING THEREFROM those lands recorded as Document No. 942812

TO: NGJ Investments LLC, a Wisconsin limited liability company;
 Chicago Title Insurance Company;

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, 7A, 8, 9 AND 11A OF TABLE A THEREOF AND COMPLETES WITH CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2023.

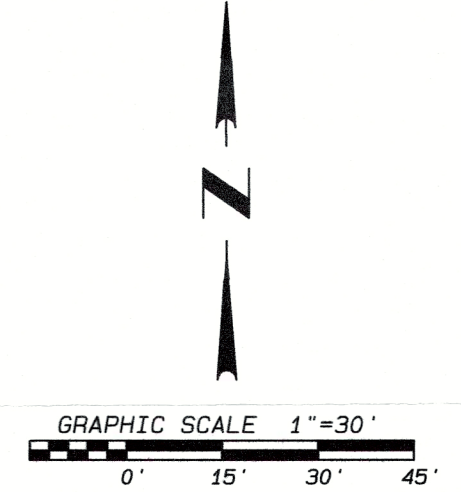
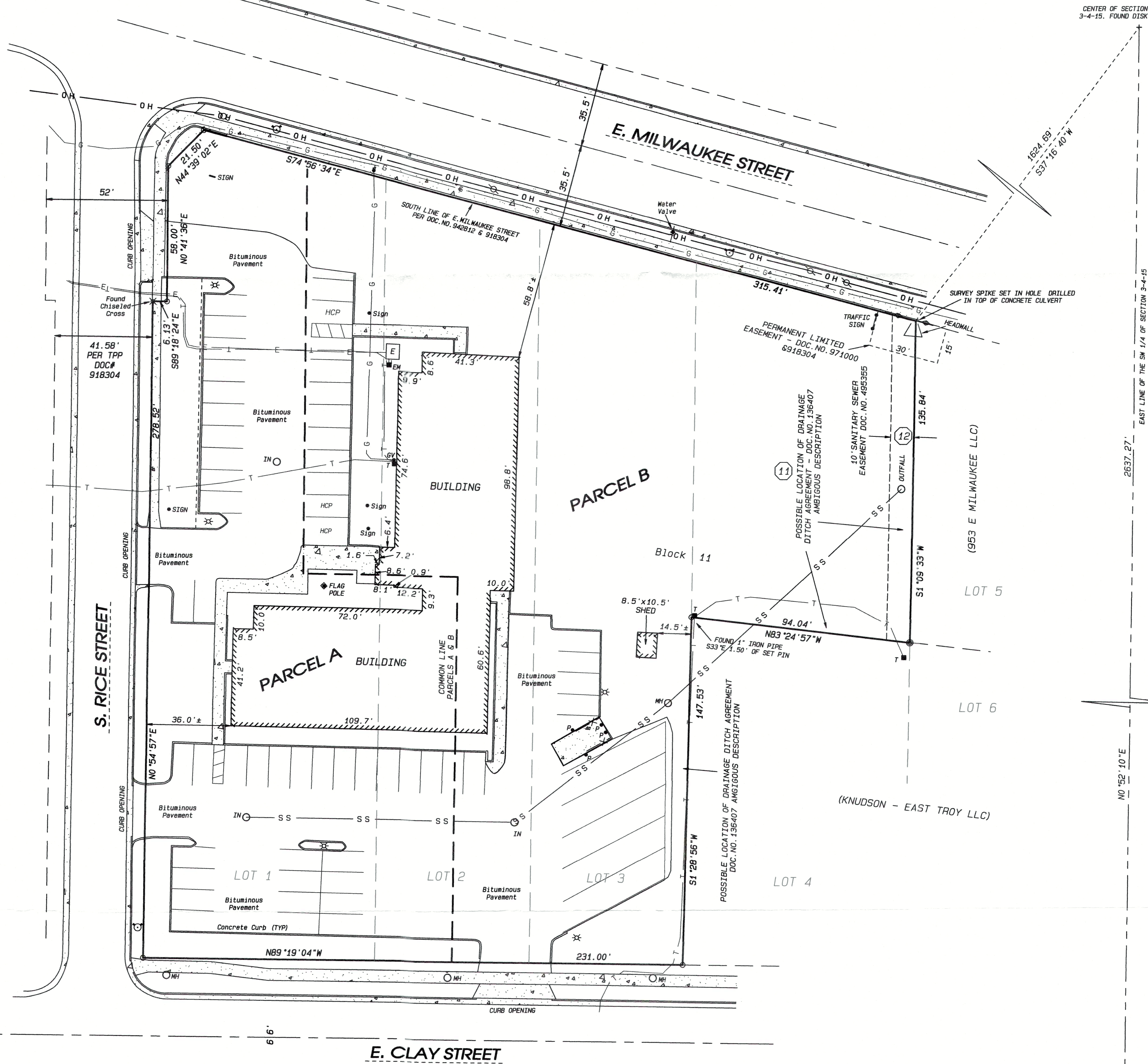
DATE OF PLAT OR MAP: JUNE 30, 2023.

Ryan M. Combs
 RYAN M. COMBS, PLS NO. 2677
 If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.



SCHEDULE B-II EXCEPTION NOTES:

- Right of way as set forth in a contract with the City of Whitewater recorded on November 22, 1897, as Document No. 136407. (AMBIGUOUS DESCRIPTION - POSSIBLE LOCATION SHOWN.)
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to City of Whitewater, for maintaining, constructing and repairing sewer line, recorded on November 13, 1957, as Document No. 495355. (LOCATION SHOWN ON MAP.)
- Rights contained in Conveyance of Rights in Land from City of Whitewater to Wisconsin Department of Transportation recorded on July 10, 2018 as Document No. 971000. (LOCATION SHOWN ON MAP.)
- Rights of Wisconsin Department of Transportation pursuant to Transportation Project Plat No. 3835-00-03-4.03 recorded on March 19, 2019 as Document No. 984023. (EASEMENTS WERE TEMPORARY AND SHOULD BE EXPIRED.)
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a Temporary Limited Easement, granted to the City of Whitewater, recorded on June 24, 2019, as Document No. 989081. (EASEMENTS WERE TEMPORARY AND SHOULD BE EXPIRED.)



- LEGEND:**
- SET IRON PIN, 3/4" x 24", 1.5 LBS./IN. FT.
 - FOUND 1" IRON PIPE
 - UTILITY POLE
 - MH ○ MANHOLE
 - ⊕ LIGHT POLE
 - ⊕ TELEPHONE BOX
 - GM ■ GAS METER
 - EM ■ ELECTRIC METER
 - GV * GAS VALVE
 - Ⓜ SCHEDULE B-II IDENTIFIER
 - Ⓜ ELECTRIC TRANSFORMER
 - IN ○ STORM INTAKE
 - x— FENCE
 - RAILING
 - UNDERGROUND TELEPHONE LINE
 - E— UNDERGROUND ELECTRIC LINE
 - G— UNDERGROUND GAS LINE
 - S— STORM SEWER
 - OH— OVERHEAD UTILITY LINES

NOTE: THIS SURVEY IS BASED ON TITLE COMMITMENT NO. WA-22395, ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED MAY 18, 2023.
 NOTE: THE TITLE COMMITMENT LISTS THE ADDRESS FOR THE SUBJECT PREMISES AS 917 E. MILWAUKEE STREET.
 NOTE: THE SUBJECT PREMISES CONTAINS 2.04 ACRES.
 NOTE: THERE ARE 58 STRIPED PARKING STALLS OF WHICH 3 ARE DESIGNATED FOR HANDICAP USE.
 NOTE: WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 9. E. IV, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES; HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. SURVEYOR WAS NOT FURNISHED PLANS AND/OR REPORTS RELATING TO TABLE A ITEM 11A. LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN AS LOCATED ON THE GROUND BY DIGGER'S HOTLINE TICKET NO. 20232303698 and 20232303839
 NOTE: NAMES OF ADJOINING OWNERS WERE TAKEN FROM THE WALWORTH COUNTY GIS WEBSITE.

NOTE: FIELDWORK COMPLETED JUNE 29, 2023.
 NOTE: ASSUMED N0°52'10"E ALONG THE EAST LINE OF THE SW 1/4 OF SECTION 3-4-15.
 NOTE: USED TPP PLAT (DOC. NO. 918304) AND EAST LINE OF THE SW 1/4 OF SECTION 3-4-15, TO ESTABLISH THE E. MILWAUKEE STREET R.O.W. A SURVEY BY DONALD CHAPUT, DATED APRIL 1, 1997 WAS USED IN RETRACING THE REMAINING BOUNDARY FOR THIS SURVEY.



Combs & Associates 109 N. Milwaukee St. Janesville, WI 53401 www.combsurvey.com	• LAND SURVEYING	DATE	06/30/2023
	• LAND PLANNING	BY	s11
	• CIVIL ENGINEERING	PROJECT NO.	123-234
		CLIENT	PATEL

14AS-64 14AS-65

010-1142