SCHEDULE B-II ITEMS

(9) —9. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON FEBRUARY 4, 1976, IN VOLUME 152, AT PAGE 266, AS DOCUMENT NO. 00164. LIES ON SUBJECT PROPERTY AS SHOWN.

FIRST AMENDMENT TO EASEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON NOVEMBER 5, 2008, AND RECORDED AS DOCUMENT NO. 749015.

(10) —10. RESTRICTIONS CONTAINED IN DEED TO RAP OF PEWAUKEE LLC RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, IN VOLUME 664, AT PAGE 7151, AS DOCUMENT NO. 419570. NO SURVEY RELATED ITEMS, NOTHING IS SHOWN.

(11) —11. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT AGREEMENT RECORDED ON JUNE 24, 1999, IN VOLUME 664, AT PAGE 7156, AS DOCUMENT NO. 419573, AS AMENDED BY FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED MAY 7, 2008, AS DOCUMENT NO. 736063. LIES ON SUBJECT PROPERTY AS SHOWN.

SECOND AMENDMENT TO EASEMENT AGREEMENT FROM MCDONALD'S CORPORATION, A DELAWARE CORPORATION, SUCCESSOR IN INTEREST BY MERGER TO FRANCHISE REALTY INTERSTATE CORPORATION, AN ILLINOIS CORPORATION TO WALGREEN CO., AN ILLINOIS CORPORATION, SUCCESSOR IN INTEREST TO R.A.P. OF PEWAUKEE L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, DATED AUGUST 19, 2010, FILED FOR RECORD DECEMBER 8, 2010, AND RECORDED AS DOCUMENT NO. 804628, WALWORTH COUNTY, WISCONSIN RECORDS.

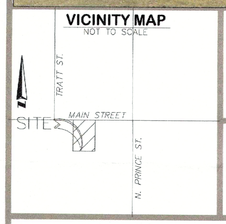
(12) —12. EASEMENT GRANTED TO CITY OF WHITEWATER, A WISCONSIN MUNICIPAL CORPORATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 10, 1999, IN VOLUME 686, AT PAGE 5320, AS DOCUMENT NO. 426245. LIES ON SUBJECT PROPERTY AS SHOWN.

FIRST AMENDMENT TO EASEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 3, 2008, AND RECORDED AS DOCUMENT NO. 744750.

(13) —13. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, WISCONSIN BELL INC., D.B.A. AMERITECH- WISCONSIN AND MARCUS CABLE PARTNERS, L.L.C., D.B.A. CHARTER COMMUNICATIONS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON OCTOBER 14, 1999, IN VOLUME 667, AT PAGE 2933, AS DOCUMENT NO. 428972. LIES ON SUBJECT PROPERTY AS SHOWN.

(14) —14. DISTRIBUTION EASEMENT UNDERGROUND JOINT FROM WALGREEN CO., AN ILLINOIS CORPORATION TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, DATED AUGUST 26, 2008, FILED FOR RECORD OCTOBER 17, 2008, AND RECORDED AS DOCUMENT NO. 747795, WALWORTH COUNTY, WISCONSIN RECORDS. LIES ON SUBJECT PROPERTY AS SHOWN.

VICINITY MAP
NOT TO SCALE



LAND AREA
54,302 SQUARE FEET±
1.04 ACRES±

PARKING SPACES
REGULAR= 22 HANDICAP= 3
TOTAL= 25

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	B-1 (COMMUNITY BUSINESS)	1 SPACE FOR EACH 250 SQUARE FEET OF PRIMARY FLOOR AREA TOTAL: 61 SPACES
PERMITTED USE		
MINIMUM LOT AREA (SQ.FT.)	7,000 SQ.FT.	
MAX BUILDING COVERAGE	NOT SPECIFIED	
MAX BUILDING HEIGHT	100'	
BUILDING SETBACKS		CONTACT: GRS GROUP
FRONT	15'	
SIDE	0'	PHONE/EMAIL: 580.372.2507
REAR	20'	
NOTES:		REPORT DATE: 06/26/2023
		PROJECT SITE #: 23-63071.30

FLOOD NOTE

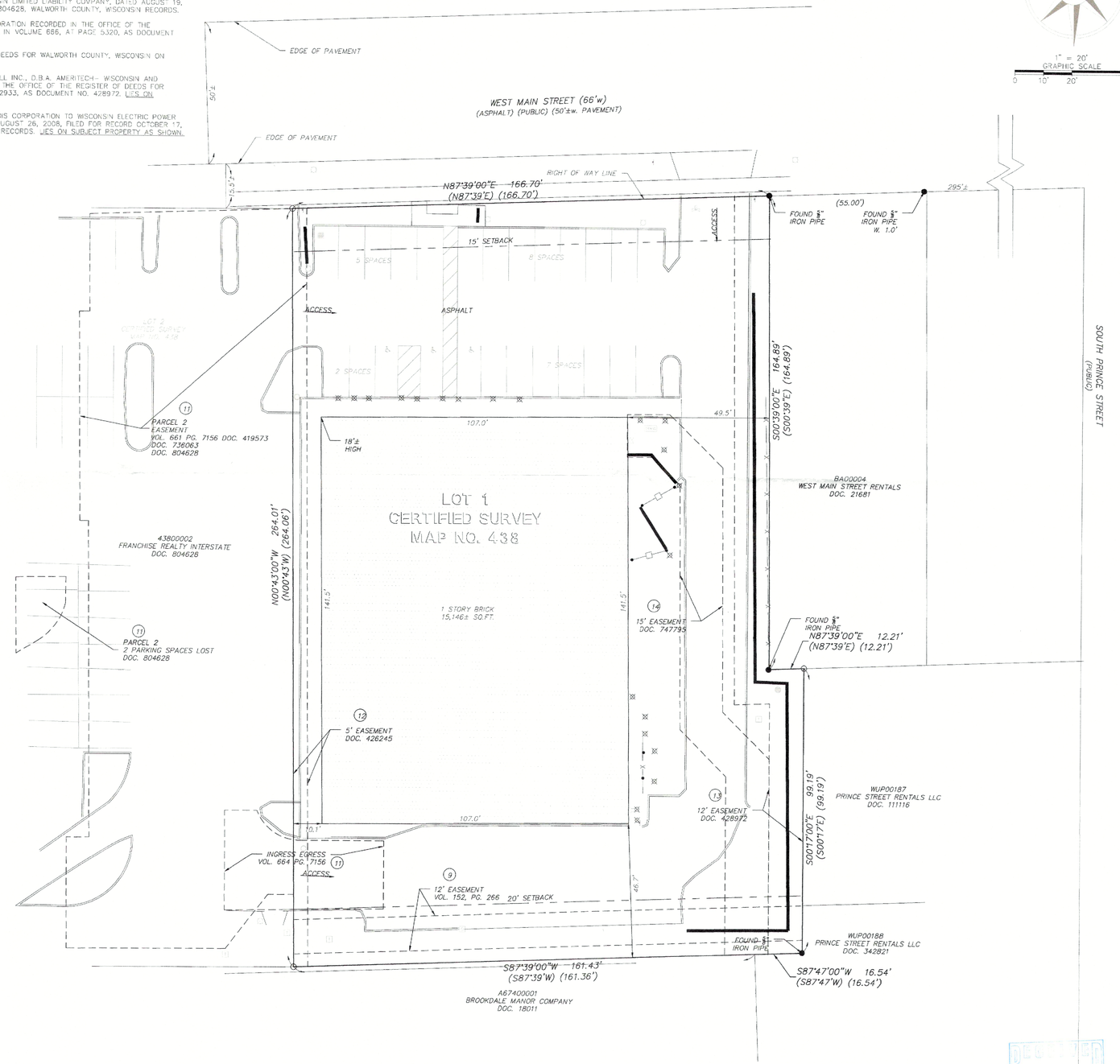
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 55127C0028E, WHICH BEARS AN EFFECTIVE DATE OF 09/03/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

NONE AT THE TIME OF THE SURVEY.

LEGEND

SQ.FT.	SQUARE FEET	●	FOUND MONUMENT AS NOTED
▨	NO PARKING AREA	○	SET MONUMENT AS NOTED
♿	HANDICAP PARKING SPACE	WV	WATER VALVE
PS	PARKING SPACE(S)	GV	GAS VALVE
R/W	RIGHT-OF-WAY	SM	STORM MANHOLE
℄	CENTERLINE OF ROAD	SA	SANITARY MANHOLE
(M)	MEASURED DIMENSION	UP	UTILITY POLE
(R)	RECORD DIMENSION	◆	GUY ANCHOR
EM	ELECTRIC METER	LP	LIGHT POLE
AC	AC UNIT W/CONCRETE PAD	FH	FIRE HYDRANT
TV	TELECOMMUNICATIONS VAULT	SN	SIGN
EV	ELECTRIC VAULT	BO	BOLLARD
TP	TELECOMMUNICATIONS PEDESTAL	— —	OVERHEAD UTILITY LINE
C	CURB INLET	— x —	FENCE LINE
EB	ELECTRIC BOX		EASEMENT
KP	KEYPAD		PROPERTY LINE
GI	GRATED INLET		



RECORD DESCRIPTION

PARCEL 1:
LOT 1 OF CERTIFIED SURVEY MAP NO. 438 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON NOVEMBER 08, 1974, IN VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 24C AS DOCUMENT NO. 685339, SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS AND PARKING AS SET FORTH AND CONTAINED IN EASEMENT AGREEMENT RECORDED ON JUNE 24, 1999 IN VOLUME 664, PAGE 7156, AS DOCUMENT NO. 419573, AS AFFECTED BY FIRST AMENDMENT TO EASEMENT ASSIGNMENT RECORDED MAY 07, 2008 AS DOCUMENT NO. 736063, AS FURTHER AFFECTED BY SECOND AMENDMENT TO EASEMENT AGREEMENT RECORDING INFORMATION: DECEMBER 08, 2010 AS DOCUMENT NO. 804628

1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE INSURANCE COMPANY, COMMITMENT FILE NO.:NCS-1141W01-CHI2, WITH AN EFFECTIVE DATE OF 09/12/2023.

GENERAL SURVEY NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
5. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NORTHERLY PROPERTY LINE N87°37'00"E
6. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
7. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAPS.
8. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM WEST MAIN STREET A PUBLIC RIGHT OF WAY.
9. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
10. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
11. IN REGARDS TO TABLE "A"ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
12. IN REGARDS TO TABLE "A"ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF PRINCE AND MAIN 300'± TO THE EAST.
13. IN REGARDS TO TABLE "A"ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. IN REGARDS TO TABLE "A"ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

GRS PROJECT NO. / WR NO: 23-63071.30 / 2329501
SCALE: 1" = 20'
DRAWN BY: NGT
APPROVED BY: CSM

DATE	REVISION HISTORY / COMMENT
10/19/2023	

ALTA/NSPS LAND TITLE SURVEY

WALGREENS STORE #12638

1041 W MAIN STREET

WHITEWATER, WI 53190

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, GRS GROUP, AN NV5 COMPANY; WELLS FARGO BANK, NATIONAL ASSOCIATION, 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 2021 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, 6a, 6b, 7c, 7b1, 7c, 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/15/2023.
DATE OF PLAT OR MAP:

11/16/2023

GREGORY S. MCVICAR
P.L.S. 2798
STATE OF WISCONSIN
EXPIRATION: 1/31/2024

SHERRILL ASSOCIATES, INC
316 NORTH MAIN STREET
EDWARDSVILLE, IL 62025

WISCONSIN
GREGORY S. McVICAR
S-2798
EDWARDSVILLE, IL
LAND SURVEYOR

DATED 2023 – USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP, AN NV5 COMPANY

RECEIVED
APR 12 2024
BY: B

SURVEY COORDINATED BY:
GRS GROUP
AN NV5 COMPANY
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEYORS-GLOBAL.COM | PHONE: 330-779-1167

SHEET 1 OF 1

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