ALTA/ACSM LAND TITLE SURVEY

LOCATED IN PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

Conditional uses in the R-3 district include:

A. Professional business offices in a building where the principal use is residential;
B. Multifamily dwellings and attached dwellings, over four units, new construction only;
C. Walk-in type retail trade (food stores, bookstores, gift shops, galleries, beauty shops and similar uses) located in a building where the principal use is residential and fronts on an arterial street;
(Conditional use approval under this provision shall be granted for a specified use. Any subsequent change in use or expansion shall require additional conditional use approval.)
D. Fraternity or sorority houses and group lodging facilities;
E. Any building over three stories or forty feet;
F. Planned residential developments (see Section 19.16.030);
G. Conversions of existing structures resulting in more dwelling units;
H. Public and semipublic uses;
I. Home occupations/professional home office, in one and two-family dwellings;
J. Bed and breakfast establishments;
K. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55
L. Real estate sales offices, subject to the following requirements:
1. May only be placed within a major subdivision with twenty or more lots or a multiple-family residential development with forty or more dwelling units,
2. Shall occupy a maximum of one building within any major subdivision, or one unit within any multiple-family residential development,
3. Shall be a temporary use to be removed or converted to a permitted use in the district no later than ninety days from the date when ninety percent of the lots or units within the subdivision or development are initially sold or leased, or five years from the date of initial establishment of the use, whichever comes first,
4. Before a building permit is issued, a deposit or other financial guarantee with a value of not less than two thousand dollars shall be required, with such deposit or guarantee released by the city once the sales office is removed or converted to a permitted use in the district,
5. Shall not exceed seven hundred fifty square feet in floor area devoted to the sales office and related uses open to the public,
6. Shall be compatible in character, materials, placement, and design with other existing and planned buildings within the subdivision or development,
7. Signage shall be in accordance with standards for conditional uses in the district, per Section 19.64.060 of this title.

(Ord. 1807 § 2, 2007; Ord. 1760 (part), 2005; Ord. 1647 § 3, 2001; Ord. 1174 § 49, 1990; Ord. 1149 § 7, 1989 Ord. 844 § 2.7(E), 1982).

19.21.060 - Yard Requirements.

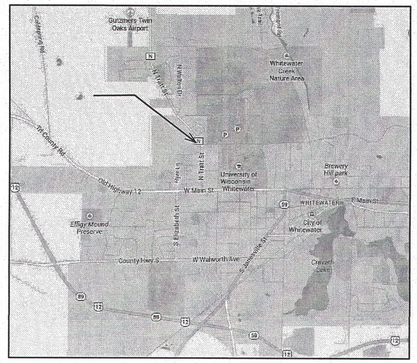
A. Front, thirty feet feet floor;
B. Side, fifteen feet; corner lots twenty-five feet;
C. Rear, thirty feet;
D. Shore, seventy-five feet;
E. Modifications to Minimum Required Yards. All structures within the R-3 district will be further required to comply with the sky exposure plane setback requirements (see graph attached to the ordinance codified in this section).

(Ord. 1174 § 48, 1990: Ord. 844 § 2.7(E), 1982).

19.21.080 - Building height.

Maximum building height in the R-3 district is forty-five feet or four stories.

(Ord. 994 § 3.8(E), 1982).



TAX PARCEL /WUP 00152

WMPC-UNIVERSITY GARDEN LLC
2 E MIFFLIN ST.
SUITE 801
MADISON, WI. 53703

TAX PARCEL /WUP 00156C

DALE N. & GAYLE M. STETTLER TRUST
PO BOX 657
WHITEWATER, WI. 53190

TAX PARCEL /WUP 00156D

HERITAGE APARTMENTS WHITEWATER
W9597 BREIDSAN HILLS DRIVE
WHITEWATER, WI. 53190

(N 86°15'00" E 587.81')
N 86°15'00" E
587.78

(S 41°16' E 183.97')
S 41°17'14" E
183.63

(N 86°07' E 63.15')
63.15'
N 86°05'24" E

(N 86°07' E 203.08')
N 86°05'24" E
203.06

CONCRETE WALK LIES 3' NORTH OF LINE (N 86°06' E 296.73')
296.75'
N 86°04'08" E

C.T.H. "N"
TRACT STREET
(100' WIDE PAVED ROADWAY)

(S 41°16' E 78.84')
S 41°24'14" E
78.85

(S 03°14' E 78.47')
S 03°15'10" E
78.85
(66' WIDE)

(S 03°14' E 1695.4')
N 03°14' W 1695.4'

(S 84°33' W 660.0')

(CENTER SEC. 5-4-15)

POB

S 86°07'17" W
(S 86°04' W)
33.00'

S 86°07'17" W
251.20'
(S 86°04' W)
(150.05' + 101.21')

FOUND PIPE STAKE BELOW SURFACE OF WALK IN CEMENT OF WALK

NOTE: FORMER IRON PIPE ON LINE NOT FOUND BELIEVED TO BE LOST IN TREE PLANTINGS

12' ELECTRIC EASEMENT REC IN VOL. 86 RECORDS, PG 426 DOC. 668129

18' ELECTRIC EASEMENT REC IN VOL. 615 RECORDS, PG 615 DOC 117773

OVERHEAD WIRES

UTIL POLE NO WIRES

EL. VAULT

TEL. BOX

TRANSFORMER

TC BOX

GAS METER

VOLLEYBALL COURT

ARBORVITAE ROW

CONCRETE WALK

GUY WIRE

CONC. SIDEWALK

WOOD BRIDGE

UPPER BALCONY LOWER CONC. ENTRY

STAIRWELL

CATV BOX

SHED 8'X12'

CONC. BASEMENT ENTRY

DECK

"FOX MEADOWS"
3 STORY APARTMENT BUILDING
(291 FRATERNITY LANE)
AREA BUILDING FOOTPRINT AT GROUND LEVEL = 26,500 S.F.

COVERED ENTRY

ROOFED ENTRY

EXISTING BUILDING HEIGHT = 34.0'

PATIO

BITUMINOUS DRIVE

DUMPSTERS ON CONC. PADS

CONCRETE

HC

APPARENT EDGE OF MARSH & STANDING WATER BY FIELD OBSERVATIONS

EXISTING MARSH & STANDING WATER

TAX PARCEL /WUP 00156

(N 04°11'20" W 430.98')
N 04°11'20" W
430.98'

TAX PARCEL /WUP 00157
DLK ENTERPRISES INC.
PO BOX 239
WHITEWATER, WI. 53190

DLK ENTERPRISES INC.
PO BOX 239
WHITEWATER, WI. 53190
TAX PARCEL /WUP 00156B

TAX PARCEL /A11800001

S 85°59'53" W 864.30'
(S 86°01'20" W 864.26')

20' X 17.84' PARCEL (0.008 AC.) INCLUDED IN TITLE PART OF MARSH UNDER WATER ON DATE OF SURVEY SEE NOTE "B"

10' DRAINAGE EASEMENT TO CITY OF WHITEWATER REC IN VOL. 395 REC. PG 87, DOC. 143445

10' UTILITY EASE. PER RECORD PLAT

20'X220' EXCEPTION

NORTH 20' LOT 6

S 86°00'41" W
21.61'

AREA OF GRAVEL PARKING BEING USED BY PROPERTY TO SOUTH 17'-6"
776.65
S 86°00'41" W

220' EXCEPTION

OVERHEAD WIRES RUN ALONG PROPERTY LINE

10' UTILITY EASE. PER RECORD PLAT

S 87°23'56" W
8.66'

FOUND PIPE 0.54' NORTH OF FOUND BAR

S 86°03'00" W
126.47'
(S 85°59' W 126.44')

59.38'
S 85°39'40" W

CONC. SIDEWALK SOUTH

NORTH FRATERNITY LANE

66' WIDE PUBLIC ROW

PUBLIC STREET ACCESS

COLLEGE LANE
66' WIDE
(UNIMPROVED)

LOT 6 CARRIAGE HILL SUBDIVISION

LOT 5 CARRIAGE HILL SUBDIVISION

LOT 4 CARRIAGE HILL SUBDIVISION

TAX PARCEL /CAH 00006
ALAN HETH
1321 ARMAGH LANE
SUN PRAIRIE, WI. 53590

DALE N. & GAYLE M. STETTLER TRUST
PO BOX 657
WHITEWATER, WI. 53190
TAX PARCEL /CAH 00005

CITY OF WHITEWATER
"PUMP HOUSE"
WHITEWATER, WI. 53190
TAX PARCEL /CAH 00004

MAP SCALE IN FEET ORIGINAL 1" = 40'

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ⊡ = MONUMENT RECORD POSITION UNDER WATER ON DATE OF SURVEY
- △ = FOUND CHISELED "X"
- (XXX) = RECORDED AS
- PP = POWER POLE

GROSS AREA SURVEYED = 9.27 ACRES
NET (EXCLUSIVE OF ROAD ROW) = 9.16 ACRES
BOTH AREAS EXCLUDE LANDS DISCUSSED IN NOTE B

ASSUMED NORTHWEST LINE LANDS SURVEYED N 86°15'00" E

SURVEYORS NOTES:

A
THE SOUTHWEST 2 MONUMENTS LIE IN THE MARSH AND WERE UNDER WATER ON THE DATE OF THIS SURVEY.

B
THE TITLE LEGAL DESCRIPTION INCLUDES A PARCEL WHICH TRACKS AS A 20 X 17.84 PARCEL (CROSS HATCHED ON THIS SURVEY). COUNTY TAX MAPS DO NOT SHOW THIS NOR DOES A PRIOR SURVEY OF FOX MEADOWS BY GLEN L. NORTHROP DATED FEB. 14, 2002.

C
ALL LANDS SURVEYED ARE PART OF ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD PER FIRM (FLOOD INSURANCE RATE MAP) MAP NUMBER 55127C0009D, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED OCTOBER 2, 2009.

D
EXISTING ZONING IS R-3, MULTIFAMILY

E
THE PROPERTY DIRECTLY ABUTS STREETS, AND HAS DIRECT ACCESS ONTO NORTH FRATERNITY LANE AS SHOWN.

F
THE MULTIFAMILY USE OF THE PROPERTY WOULD MEAN THIS WAS A CONDITIONAL USE PARCEL. NO INFORMATION PROVIDED RELATIVE TO ANY CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE.

G
TITLE EXCEPTIONS 16,17, & 18 ARE SHOWN ON THE SURVEY. EXCEPTION 19 IS AN AGREEMENT THAT CANNOT BE DEPICTED ON THE SURVEY.

H
THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERY OR BURIAL GROUNDS.

I
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

J
THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

K
THE NUMBER OF REGULAR PARKING SPACES ARE 157 AND 5 HANDICAP SPACES FOR A TOTAL OF 162 SPACES.
THE NUMBER OF PARKING SPACES REQUIRED IS GOVERNED BY CHAPTER 19.51 OF THE CITY MUNICIPAL CODE.
NO CERTIFICATION AS TO WHETHER THIS MEETS THE CITY PARKING REQUIREMENT IS GIVEN.

L
NO OFFSITE EASEMENTS SERVE THE SURVEYED PROPERTY.

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

RECEIVED
SEP 11 2013
By

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, PETER S. GORDON, A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO CHICAGO TITLE INSURANCE COMPANY
CANTOR COMMERCIAL REAL ESTATE LENDING, L.P., ITS SUCCESSORS AND ASSIGNS
CLG WHITEWATER LLC AND SUSQUEHANNA SILVERADO II LLC

AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)1, 7(c), 8, 9, 10, 11(a), 13, 14, 16, 18, 20(a) AND 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2013.

DATED: AUGUST 5, 2013

PETER S. GORDON R.L.S. 2101

REVISED 8/19/2013
GENERAL NOTES PER REVIEW COMMENTS

REVISED 08-30-2013
CHANGE 1 NAME

LEGAL DESCRIPTION TAKEN FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 21301126 DATED 06/04/2013

A parcel of land located in the Northwest One-quarter of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows:

Commencing at the center of said Section 5; thence South 84 degrees 33' West, 660.0 feet to centerline of Tract Street; thence North 3 degrees 14' West, 1695.4 feet along the centerline of Tract Street to the place of beginning; thence South 86 degrees 04' West, 33.0 feet to a 1.25 inch iron pipe found; thence continue South 86 degrees 04' West, 150.05 feet to a 1.0 inch pipe found; thence continue South 86 degrees 04' West, 101.21 feet to a 1.0 inch iron pipe found; thence South 3 degrees 14' East, 180.05 feet to a 1.0 inch pipe found at a corner of Lot 1 of Certified Survey Map No. 1186, recorded in Volume 5 of Certified Surveys on page 258; thence continue South 85 degrees 59' west along the North line of Lot 4 (formerly referred to as Block 4); Carriage Hill Subdivision, 126.44 feet to a 1.25 inch solid iron rod found at the Northwest corner of said Lot 4 (formerly referred to as Block 4); thence South 86 degrees 01' 20 11 West, along the North line of Lots 5 and 6 (formerly referred to as Blocks 5 and 6) and said line extended 864.26 feet to a 1.25 inch iron pipe found; thence North 4 degrees 11' 20" West, 430.90 feet to a 1.25 inch iron pipe found; thence North 86 degrees 15' East, 587.81 feet to a 1.25 inch iron pipe found; thence South 41 degrees 16' East, 183.97 feet to a 1.0 inch iron pipe found; thence North 86 degrees 06' East, 296.73 feet to a 1.0 inch iron pipe found; thence continue North 86 degrees 07' East, 203.08 feet to a chiseled cross in concrete sidewalk; thence continue North 86 degrees 07' East, 63.15 feet to the centerline of Tract Street; thence South 41 degrees 33' East along said centerline 29.08 feet; thence South 3 degrees 14' East, 78.44 feet to the point of beginning;

AND

The North 20 feet of Lot 6, Carriage Hill Subdivision excepting therefrom the East 220 feet located in the Northwest 1/4 of the Northwest 1/4 of Section 5, T4N, R15E, City of Whitewater, Wisconsin;

EXCEPTING

A 20 foot x 220 foot parcel abutting the East 220 feet of Lot 6, Carriage Hill Subdivision in the Northwest 1/4 of the Northwest 1/4 of Section 5, T4N, R15E, City of Whitewater, Walworth County, Wisconsin.

Tax Key No. /WUP 00156

SEE NOTE "B"

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 8817

DATE 06-20-2013

SHEET NO. 1 OF 1

8/30/2013 X:\Projects\8817\dwg\ALTA_20130814

010-939