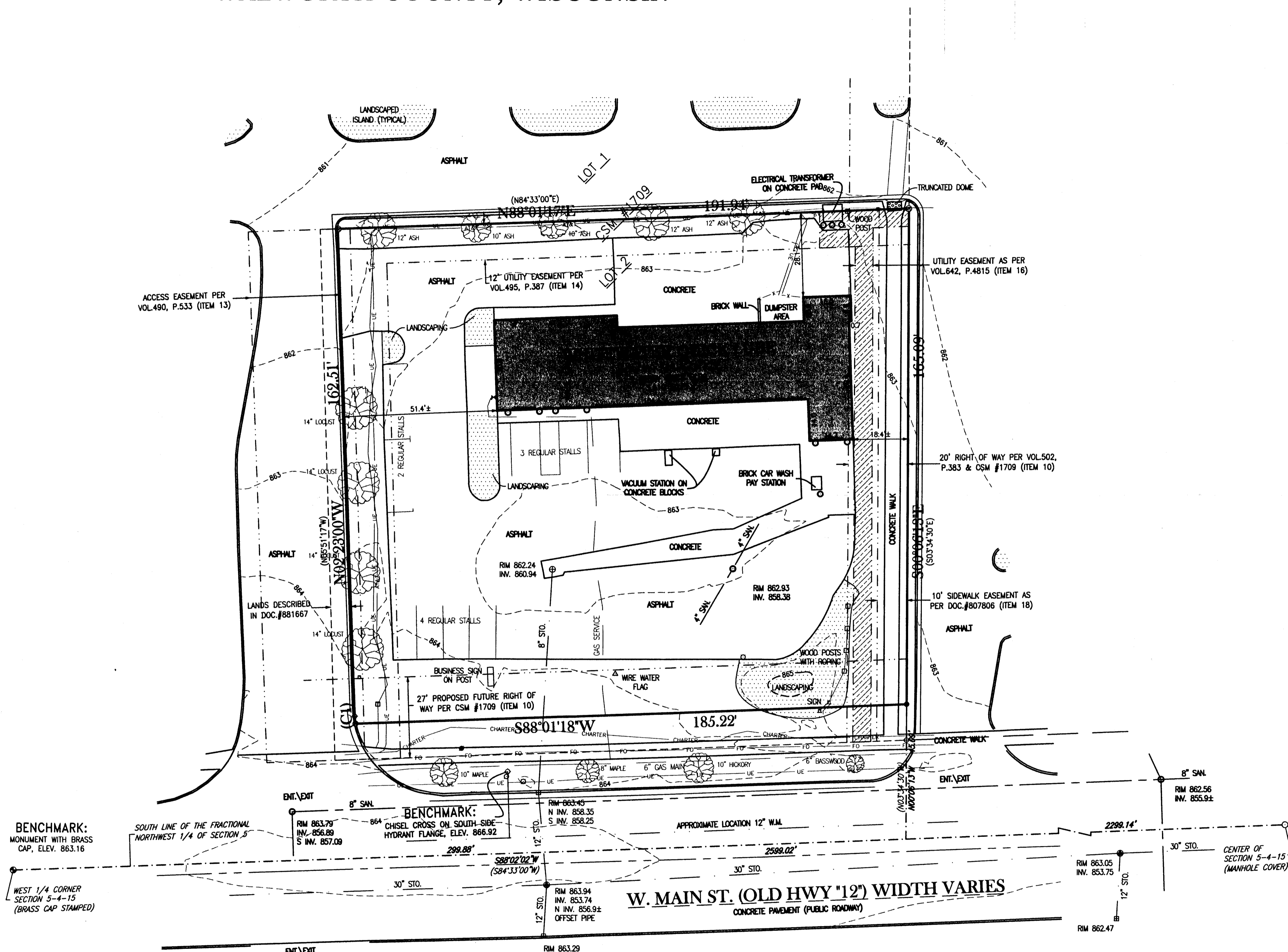


# "ALTA/ACSM LAND TITLE SURVEY"

1280 W. MAIN STREET  
CITY OF WHITEWATER  
WALWORTH COUNTY, WISCONSIN



## LEGEND:

- HARRISON/BERNTSEN MONUMENT FOUND
- 3/4\"/>

- GROUND LIGHT
- SIGN
- TREE
- BOLLARD
- ( ) RECORDED AS BEARING/DISTANCE
- OE OVERHEAD ELECTRICAL
- OT OVERHEAD TELEPHONE
- OC OVERHEAD CABLE TV
- OTC OVERHEAD TELEPHONE & CABLE TV
- OETC OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
- PO UNDERGROUND FIBER OPTICS
- UE UNDERGROUND ELECTRICAL
- UT UNDERGROUND TELEPHONE
- UC UNDERGROUND CABLE
- UTC UNDERGROUND TELEPHONE & CABLE TV
- UETC UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

NORTH IS REFERENCED TO THE SOUTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN WHICH BEARS S88°02'02\"/>

Scale: 1" = 20'

## NOTE:

UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION.

## TABLE A: ALTA/ACSM LAND TITLE SURVEY OPTIONAL ITEMS

- SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 55127C00095, MAP REVISED: SEPTEMBER 3, 2014
- PARCEL CONTAINS 31,129 SQUARE FEET (0.7146 ACRES) OF LAND MORE OR LESS.
- PROPERTY ZONED: B-1 COMMUNITY BUSINESS
- LOT AREA: MINIMUM LOT AREA IS 7,000 SQUARE FEET FOR LOTS EXISTING AT THE TIME OF ADOPTION OF THE ORDINANCE CODIFIED IN THIS CHAPTER, AND 15,000 SQUARE FEET FOR ALL OTHERS LOTS
- LOT WIDTH: MINIMUM LOT WIDTH IS 60 FEET FOR LOTS EXISTING AT THE TIME OF ADOPTION OF THE ORDINANCE CODIFIED IN THIS CHAPTER, AND 100 FEET FOR ALL OTHER LOTS.
- YARD REQUIREMENTS:
  - FRONT AND STREET SIDE: 30 FEET MINIMUM
  - INTERIOR SIDE: 10 FEET MINIMUM, EXCEPT THAT NO SIDE YARD WILL BE REQUIRED FOR BUILDINGS DESIGNED FOR COMMON WALL CONSTRUCTION.
  - REAR: 20 FEET MINIMUM
  - THERE SHALL BE NO PARKING AREAS, CIRCULATION DRIVES OR ACCESSORY BUILDINGS WITHIN THE REQUIRED FRONT YARD.
  - LOT COVERAGE: MAXIMUM BUILDING COVERAGE IS 50 PERCENT. MINIMUM LANDSCAPED SURFACE AREA IS 30 PERCENT. THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MAY REDUCE THE MINIMUM LANDSCAPED SURFACE AREA BY UP TO 10 PERCENT, SEE ZONING ORDINANCE FOR DETAILS.
  - BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT IS 3 STORIES OR 45 FEET, WHICHEVER IS LESS.

"PLAN REVIEW SHALL BE REQUIRED FOR ANY DEVELOPMENT IN THE B-1 DISTRICT."

## SCHEDULE B-1:

### CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. WA-2974, EFFECTIVE DATE: SEPTEMBER 2, 2014

- 20' RIGHT OF WAY PER VOLUME 502, PAGE 383 AS DOCUMENT NUMBER 484521 & 27' PROPOSED FUTURE RIGHT OF WAY AS SHOWN ON CERTIFIED SURVEY MAP NUMBER 1709, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- RESERVATION TO WAL-MART PROPERTIES, INC AS PER VOLUME 432, PAGE 300 AS DOCUMENT NUMBER 164056, DOES AFFECT A PORTION OF SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.
- RESTRICTIONS AS PER VOLUME 490, PAGE 530 AS DOCUMENT NUMBER 195851, DO AFFECT SUBJECT PROPERTY.
- RESTRICTS THE USE, LIMITS THE NUMBER OF BUILDINGS TO BE ERRECT, HEIGHT OF BUILDINGS, ETC.
- ACCESS EASEMENT AS PER VOLUME 490, PAGE 533 AS DOCUMENT NUMBER 195852, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- SUBJECT PROPERTY SHALL BE ENTITLED TO INSTALL AND MAINTAIN NOT MORE THAN TWO 30' WIDE CURB CUTS.
- 12' UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AS PER VOLUME 495, PAGE 387 AS DOCUMENT NUMBER 198461, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- 5' TEMPORARY LIMITED EASEMENT GRANTED TO WISCONSIN DEPARTMENT OF TRANSPORTATION PER VOLUME 638, PAGE 9246 AS DOCUMENT NUMBER 321894, DOES NOT AFFECT SUBJECT PROPERTY DUE TO THE COMPLETION OF THE PROJECT.
- UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AS PER VOLUME 642, PAGE 4815 AS DOCUMENT NUMBER 335843, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- RESTRICTIVE COVENANT AS PER VOLUME 432, PAGE 307 AS DOCUMENT NUMBER 164058, DOES AFFECT A PORTION OF SUBJECT PROPERTY BUT NOT THE GROUND SURVEY. REQUIRING THE USE OF LOCAL WHITEWATER BANKING BUSINESSES.
- 10' SIDEWALK EASEMENT AS PER DOCUMENT NUMBER 807806, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING

"SEE DOCUMENTS FOR ADDITIONAL DETAILS."

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2 OF CERTIFIED SURVEY MAP NO. 1709 AS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE N 87° 33' 00" E 5.85 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO AN IRON ROD SET AT THE BACK OF AN EXISTING CURB LINE; THENCE S 05° 51' 17" E 162.51 FEET ALONG THE BACK OF SAID CURB LINE TO AN IRON ROD; THENCE ALONG THE ARC OF A CURVE TO THE LEFT ALONG THE BACK OF SAID CURB LINE 16.29 FEET (HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S 29° 11' 27" E 15.85 FEET) TO AN IRON ROD ON THE SOUTH LINE OF SAID LOT 2; THENCE S 84° 35' 28" W 13.38 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 05° 27' 00" W 177.00 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. TOGETHER WITH ACCESS EASEMENT AS DESCRIBED IN VOLUME 490 PAGE 533 AS DOCUMENT NO. 195852, EXCEPTING THEREFROM THE SOUTH 12 FEET OF LOT 2 OF CSM #1709, AS RECORDED IN VOLUME 8 OF CERTIFIED SURVEYS ON PAGE 102, AS DOCUMENT NO. 164059.

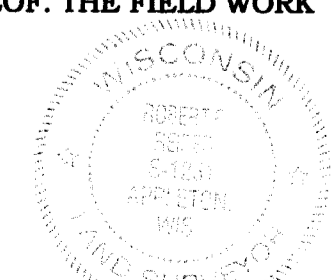
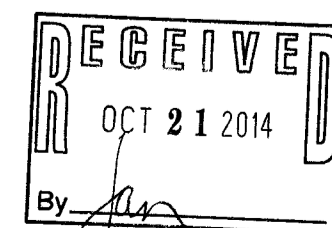
TAX KEY NO: /A170900002

TO ANCHOR BANK AND 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 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, 5, 6(b), 7(a), 7(b)(1), 8, 11 AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2014.

DATE OF PLAT OR MAP: 10-10-14

By *Robert F. Reider*  
ROBERT F. REIDER, PLS-1251



**DIGGERS HOTLINE**

TOLL FREE (800) 242-8511  
MILWAUKEE AREA (414) 259-1181  
HEARING IMPAIRED TDD (800) 542-2289  
WWW.DIGGERSHOTLINE.COM

CURVE TABLE:				
CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	TANGENT BEARING
C1	20.00	07°10'00"	2.50	N05°57'32"W
				2.50
				N09°32'32"W

REVISIONS  
DATE  
INT.

CAROW LAND SURVEYING CO., INC.



DESIGNED  
DRAWN  
CHECKED  
RFR

HERBECK DEVELOPMENT

ATTENTION: DAVE HERBECK

2601 E. GATEWOOD DRIVE

APPLETON, WISCONSIN 54915

PROJECT: 1280 W. MAIN STREET, CITY OF WHITEWATER

SCALE  
1" = 20'

DATE  
10-10-2014

PROJECT NO.  
CL409.18

SHEET NO.