

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey
To:
1. Knight Barry Title, Inc.
2. First American Title Insurance Company
3. J&W LLC, an Illinois limited liability company
4. Tax Assessor/Collector

This is to certify that I made and/or the survey on which it is based were made in methods and with the 2021 Wisconsin Standard Detail Procedures to the ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, & 4. ENR 75th T8B(1), 7(1), 4, 9, 11, 16, 17, 18 & 19 of Table A thereof. The field work was completed on March 16, 2022.

Ryan Wiegman, P.L.S. No. S-2647
ryan@excelsurveyor.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2217920

Date of Plat or Map:

LANDS DESCRIBED IN COMMITMENT NO. 2113270, PREPARED BY KNIGHT BARRY TITLE, INC. WITH A COMMITMENT DATE OF APRIL 16, 2022, LAST REVISED APRIL 26, 2022.

PARCEL A:
That part of the Northwest 1/4 of Section 10, Township 1 North, Range 22 East of the Fourth Principal Meridian, bounded as follows: Commence at a point on the North line of said Section 10, located South 89° 48' 27" East 912.10 feet from a concrete monument with a brass cap marking the Northwest corner of said Section 10, run thence South 07° 12' 07" East 86.37 feet to the South line of S.T.M. #52 thence South 87° 57' 11" West 29.48 feet along said South line to the point of beginning, run thence South 1° 12' 07" East 123.86 feet thence South 89° 51' 01" West 148.17 feet thence North 05° 11' 07" West 218.26 feet to said South line of S.T.M. #52 thence North 87° 57' 11" East 143.08 feet along said South line to the point of beginning, lying and being in the City of Kenosha, County of Kenosha, State of Wisconsin. EXCEPTING THEREFROM those lands contained in Instrument of Conveyance recorded August 20, 2020 as Document No. 1875648.

PARCEL B:
Non-exclusive easement for the benefit of Parcel A, created by Easement Agreement dated June 3, 1996, and recorded June 4, 1996, as Document No. 1025798 for ingress and egress as described hereunder and across the land described as follows: That part of the Northwest 1/4 of Section 10, Township 1 North, Range 22 East of the Fourth Principal Meridian, bounded as follows: Commence at a point on the North line of said Section 10, located South 89° 48' 27" East 912.10 feet from a concrete monument with a brass cap marking the Northwest corner of said Section 10, run thence South 07° 12' 07" East 86.37 feet to the South line of S.T.M. #52 thence South 87° 57' 11" West 29.48 feet along said South line to the point of beginning, run thence South 1° 12' 07" East 123.86 feet thence South 89° 51' 01" West 148.17 feet thence North 05° 11' 07" West 218.26 feet to said South line of S.T.M. #52 thence North 87° 57' 11" East 143.08 feet along said South line to the point of beginning, lying and being in the City of Kenosha, County of Kenosha, State of Wisconsin. Subject to the terms, provisions and conditions set forth in said instrument.

Property Address: 6545 75th Street, Kenosha, WI 53142
Tax Key Number: 03-12-10-226-006

ALTA/NSPS

- Reference is not made to the Wisconsin State Historic Preservation System (South Zone #1663). The Historic Line or the Historic Line of Section 10, 22 East of the Fourth Principal Meridian, is shown on this survey.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Other utility indications have been made to determine the extent of utilities serving or crossing the property. Public records have not been provided for additional information. Controlled underground utility shall be shown with Digger's Hotline markings. It is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may reflect all utilities, or improvements, if such tenders are hidden by landscaping or areas covered by such items as dormers or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client together with the title commitment. The parcel lines so defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- As of the date of review of the First All-Behalf Agency Management Agency Record since RA 148-10850501818 with an effective date of March 7, 2017, the property falls within Zone 3. Unimproved areas determined to be outside the 2% annual change flood hazard.
- The property described herein contains 0.654 acres (28,471 sq. ft.) of land, more or less.
- Knight Barry Title, Inc. Commitment No. 2113270 with a commitment date of April 16, 2022, last revised April 26, 2022 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy Schedule B-2 (Exceptions) are as follows:

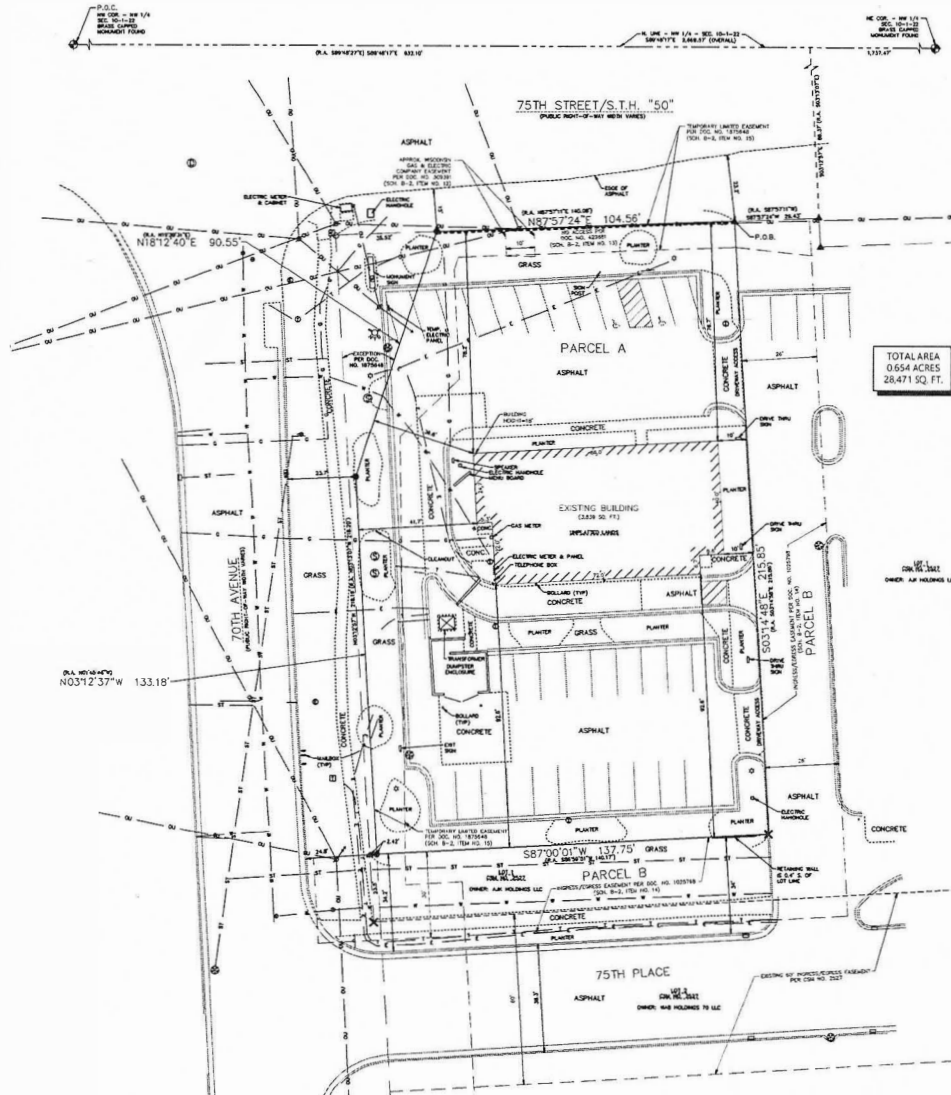
- #12 Easement granted to Wisconsin Gas and Electric Company and other matters contained in the instrument recorded December 8, 1942 as Document No. 20933. Approximate location of this easement is depicted on this survey.
- #13 Access restrictions contained in Instrument of Conveyance recorded August 2, 1961 as Document No. 22663. This document affects the subject property and interests, access to S.T.M. #52. No access line is depicted on this survey.
- #14 Terms, conditions and limitations of the Easement Agreement by and between Leo J. Schuch and Mary A. Schuch, husband and wife, and Wayne R. Kromer and Frances E. Kromer, husband and wife recorded June 4, 1996 as Document No. 1025798. Easement is depicted on this survey. This document also contains a cross-easement for parking with the adjacent property for the use of 19 parking stalls. No specific location to depict on this survey.
- #15 Temporary limited easement contained in Instrument of Conveyance recorded August 20, 2020 as Document No. 1875648. Temporary limited easement is depicted on this survey.
- #23 Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters as reflected on the ALTA/NSPS Land Title Survey prepared by Ryan Wiegman of Excel Engineering dated as above:
 - (a) Right of utility companies, municipalities and others to locate and maintain the facilities and lines locate on the land, not within recorded easement areas.
 - (b) Encroachment of asphalt, parking spaces and monument sign over the highway lot line by an undisclosed owner.
 - (c) Encroachment of retaining wall over the South lot line by 04a.
- Other easement terms not specified herein may not have been considered relative to an ALTA/NSPS Land Title Survey and have not been reviewed in conjunction with preparation of this plat. Encumbrance, easements, covenants, conditions, restrictions, leases, mortgages, liens, special assessments, covenants, trusts (unrecorded or unrecorded rights).
- In regard to ALTA/NSPS Table A, Item No. 9 the subject property contains 30 regular shaped parking stalls and handicap accessible to preparing stalls for a total of 32 shaped parking stalls.
- In regard to ALTA/NSPS Table A, Item No. 13 adjacent owner information was taken from the Kenosha County GIS Website on the same date of this survey.
- In regard to ALTA/NSPS Table A, Item No. 16 at the time of the survey there was no visible sign of earth moving work, building construction, or existing additions.
- In regard to ALTA/NSPS Table A, Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Kenosha on the current Title Commitment. At the time of the survey, a portion of the eastbound lane of S.T.M. #50 was under construction.
- In regard to ALTA/NSPS Table A, Item No. 18, all plausible title easements or servitudes benefiting the subject property as indicated in record documents, provided to Excel Engineering, Inc. have been depicted on the survey.
- In regard to ALTA/NSPS Table A, Item No. 19, Doc. of Engineering, Inc. carries a \$200,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.



VICINITY MAP
REF TO SCALE

CURRENT ZONING		R-2 Community Business
Building Setback:	Front:	None
	Side:	None, 5 feet for lot line abutment residential district
	Rear:	25 feet
Maximum Building Height:		50 feet

The current Zoning Setback and the Building Requirements have been listed per the City of Kenosha Zoning Code. Zoning information was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A. This information may be incomplete.



LEGEND

⊕	WATER VALVE IN BOX
⊙	TELEPHONE MANHOLE
⊗	ELECTRIC MANHOLE
⊖	EXISTING ROUND CATCH BASIN
⊘	EXISTING CURB STEP
⊙	UTILITY POLE WITH GUY WIRE
⊗	TELEPHONE PEDIESTAL
⊖	ELECTRIC TRANSFORMER
⊙	EXISTING LIGHT POLE
⊘	EXISTING SIGN
⊙	MANHOLE PARKING STALL
⊙	IRREGULAR CONTROL VALVE
⊙	3/4" REBAR SET
⊙	3/4" REBAR FOUND
⊙	1" IRON PIPE FOUND
⊙	OUT "P" FOUND
⊙	EXISTING STORM SEWER AND MANHOLE
⊙	EXISTING SANITARY SEWER AND MANHOLE
⊙	EXISTING WATER LINE AND HYDRANT
⊙	EXISTING OVERHEAD UTILITY LINE
⊙	EXISTING UNDERGROUND TELEPHONE CABLE
⊙	EXISTING UNDERGROUND ELECTRIC CABLE
⊙	EXISTING UNDERGROUND GAS LINE
⊙	EXISTING CURB AND GUTTER
⊙	PROPERTY LINE
⊙	RIGHT-OF-WAY LINE
⊙	ADJACENT PROPERTY LINE
⊙	NO ACCESS LINE

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING, INC. ENGINEERING MARKERS OR LOCATIONS THAT ALL EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
6945 75TH STREET • KENOSHA, WI 53142

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE: MAR 23, 2022

REVISIONS: APR 29, 2022

JOB NUMBER

2217920

SHEET NUMBER

AL