

Appendix 2

ALTA / NSPS LAND TITLE SURVEY



PROJECT INFORMATION

PROJECT NUMBER 1818280

ALTA/NSPS LAND TITLE SURVEY
13040 BLUEMOUND ROAD • ELM GROVE, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE JUNE 08, 2018

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

ALTA / NSPS
LAND TITLE SURVEY
SHEET NUMBER



SURVEYOR'S CERTIFICATE

- ALTA / NSPS Land Title Survey
- To:
- First American Title Insurance Company
 - Horizon Development Group, Inc., a Wisconsin corporation
 - Lampighter Corporation of Elm Grove, a Wisconsin corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 8, 11, 14, 16 & 17 of Table A thereof. The field work was completed on May 22, 2018.

Ryan Wilgreen, P.L.S. No. S-2647
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Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1818280

Date of Plat or Map: _____

LANDS DESCRIBED IN COMMITMENT NO. NCS-897909-MKE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF MARCH 30, 2018:

Lot 2 of Certified Survey Map No. 8351, being a redivision of Parcel 2 of Certified Survey Map No. 5703, being a part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

Property Address: 13040 W. Bluemound Road, Elm Grove, WI
Tax ID No.: EGV 1108980001

ALTA NOTES:

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The North line of the Southeast 1/4 of Section 25-7-20, has a bearing of North 89°47'49" East.
- 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. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings 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 not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters 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 that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55133C0237G with a map revision date of November 5, 2014, a portion of the subject property falls within Zone "A" (special flood hazard areas with no base flood elevations determined), the remainder of the property falls within Zone "X" (unshaded-areas determined to be outside the 0.2% annual chance floodplain).
- The property described hereon contains 2.000 acres (87,120 sq. ft.) of land, more or less.
- First American Title Insurance Company, Commitment No. NCS-897909-MKE, with a commitment date of March 30, 2018 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
 - Access restriction as set forth in Finding, Determination and Declaration Establishing Certain Controlled-Access Highways recorded August 10, 1951, in Volume 553, page 275, as Document No. 354772. As modified by Authorization for Access to or Across Controlled-Access Highway recorded October 25, 1983, Reel 572, Image 367, as Document No. 1234133. This document is for the approval of one driveway access point on the north side of U.S.H. "18" (W. Bluemound Road). Access restriction is noted on this survey.
 - Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded June 8, 1956, in Volume 707, page 192, as Document No. 439527. This document contains a general easement for the construction and maintenance of a line of utility poles. This document does not contain any specific width or location to depict on this survey. The utility poles described in this document exist along the westerly side of the subject property and have been noted and depicted on this survey.
 - Drainage Easement by and between Adam Schweninger, Irma Schweninger, Isabel M. Schendel, Elmer Knaack, Lorraine J. Knaack, Yahr-Lange, Inc. and Suburbanair Inc. - WAWA recorded October 23, 1970, in Volume 1208, page 223, as Document No. 771782, as shown on Certified Survey Map No. 8351. Easement is depicted on this survey.
 - Disclaimer of Rights Agreement by and between Nu-Life Corp. and John J. Lindner and Mary Lindner recorded December 22, 1986, Reel 838, page 13, as Document No. 1392174. This document is an agreement for a fence that encroaches onto the northwest corner of the subject property. Fence is noted and depicted on this survey.
 - Disclaimer of Rights Agreement by and between Elm Grove Properties II and John J. Lindner and Mary Lindner recorded December 22, 1986, Reel 838, page 18, as Document No. 1392175. This document is an agreement for a 4'x4' concrete pad that encroaches onto east side of the subject property. Concrete pad is noted and depicted on this survey near the southeast corner of the subject property.
 - Terms, conditions, restrictions and provisions relating to the use and maintenance of Easement Agreement for sanitary sewer and water distribution system by and between Lampighter Corporation of Elm Grove, Building Trades United Pension Trust Fund and Village of Elm Grove recorded September 8, 1997, Reel 2499, Image 577, as Document No. 2243070. Easement is depicted on this survey.
 - Terms, conditions, restrictions and provisions relating to the use and maintenance of Easement Agreement for pedestrian and vehicular ingress and egress, utilities, monument sign by and between Lampighter Corporation of Elm Grove and Hawthorne Associates recorded September 8, 1997, Reel 2499, Image 583, as Document No. 2243071. Easements have been depicted on this survey.
 - Terms, provisions, conditions, restrictions, obligations as set forth in Planned Development Overlay Agreement for Emerald Woods recorded May 13, 1998, Reel 2657, Image 264, as Document No. 2317847. This document affects the subject property but does not contain any easements to depict on this survey.
 - Ameritech Exclusive Easement granted to Wisconsin Bell, Inc. a.k.a. Ameritech Wisconsin recorded May 27, 1998, Reel 2665, Image 156, as Document No. 2322659. Easements have been depicted on this survey.
 - W.E.P.C.O. easement, sanitary sewer easements, drainage easement, apparent sanitary sewer easement, non exclusive easement for public or private road as set forth on Certified Survey Map No. 5703. The drainage easement and apparent sanitary sewer easement shown on this CSM affect the subject property but do not contain any dimensions to graphically depict on this survey. These same easements have been subsequently dimensioned on CSM No. 8351 and are shown on this survey as part of Schedule B-II, Item No. 19.
 - Vision corner easement, notes, perpetual utility and ingress and egress easement, sanitary sewer easement, access easement for sanitary and water system maintenance as set forth on Certified Survey Map No. 8351. Easements have been depicted on this survey. Reference CSM No. 8351 for all other notes.

- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- In regards to ALTA/NSPS "Table A", Item No. 14, the intersection of W. Bluemound Road and Elm Grove Road is approximately 400 feet west of the subject property.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the Village of Elm Grove or the current Title Commitment.

TOTAL AREA
2.000 ACRES

NO BUILDINGS OBSERVED
ON THE SUBJECT PROPERTY

LEGEND:

⊕	TELEPHONE MANHOLE	— ST —	⊕	EXISTING STORM SEWER AND MANHOLE
⊗	EXISTING ROUND CATCH BASIN	— SA —	⊕	EXISTING SANITARY SEWER AND MANHOLE
⊖	EXISTING CURB INLET	— OU —	—	EXISTING OVERHEAD UTILITY LINE
⊙	UTILITY POLE WITH GUY WIRE	— FO —	—	EXISTING UNDERGROUND FIBER OPTIC LINE
⊚	TELEPHONE PEDESTAL	— E —	—	EXISTING UNDERGROUND ELECTRIC CABLE
⊛	ELECTRIC TRANSFORMER	— T —	—	EXISTING UNDERGROUND TELEPHONE CABLE
⊜	WELL	— G —	—	EXISTING UNDERGROUND GAS LINE
⊝	EXISTING LIGHT POLE	— C —	—	EXISTING CURB AND GUTTER
⊞	EXISTING SIGN	—	—	PROPERTY LINE
⊟	HANDICAP PARKING STALL	—	—	RIGHT-OF-WAY LINE
⊠	GAS VALVE	—	—	ADJACENT PROPERTY LINE
⊡	FLOOD LIGHT	—	—	
⊢	IRRIGATION CONTROL VALVE	—	—	
⊣	1" IRON PIPE FOUND	—	—	
⊤	3/4" REBAR SET	—	—	

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. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

CURRENT ZONING: B-3 Midrise Office and Professional District
Zoning classification was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a).

