

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP



CLIENT

ERIKSSON ENGINEERING ASSOCIATES, LTD.

SITE ADDRESS

1005 Spring City Drive, City of Waukesha, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 10002 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on April 28, 2005 in Volume 93 of Certified Survey Maps, at Pages 209 to 212 inclusive, as Document No. 3270895, being a division of Parcel 4 of Certified Survey Map No. 9792, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 9, Town 6 North, Range 19 East, in the City of Waukesha, County of Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 83 (2011), in which the South line of the SE 1/4 Section 9 bears S89°33'21"W.

VERTICAL DATUM

Vertical datum is based on North American Vertical Datum of 1988 (12).

TITLE COMMITMENT

This survey was prepared based on Knight Barry Title, Inc. File No. 2116440, effective date of February 11, 2022 (last revised on February 16, 2022) which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7 and 8 visible evidence shown, if any.

2, 3, 4, 15, 16, 17 and 18 not survey related.

10. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded December 2, 1969 as Document No. 752098. **Does not affect property by location, not shown.**

11. Sewage Forcemain Easement granted to the City of Waukesha and other matters contained in the instrument recorded July 18, 1996 as Document No. 2142546. **Affects property by location, shown.**

12. Easements, restrictions and other matters shown on Certified Survey Map No. 9792 recorded June 10, 2004 as Document No. 3173148. **Affects property by location, shown.**

13. Distribution Easement Underground Joint granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, and Wisconsin Bell, Inc. d/b/a SBC Wisconsin, a Wisconsin corporation and other matters contained in the instrument recorded September 20, 2004 as Document No. 3206012. **Affects property by location, shown.**

14. Easements, restrictions and other matters shown on Certified Survey Map No. 10002 recorded April 28, 2005 as Document No. 3270895. **Affects property by location, shown.**

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0307G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain.)
4. The Land Area of the subject property is 81,893 square feet or 1.880 acres.
5. Vertical Datum is based on North American Vertical Datum of 1988 (12)
9. There are 28 regular parking spaces and 2 handicap spaces marked on this site.
- 11(a). No plans or reports provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20220803183 and 20220803179. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
- 20(a). The zoning information noted below is taken from the municipal code ordinance (March 07, 2022). It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Waukesha Zoning Ordinance, Chapter 22.40

Site is zoned: M-3 (Limited Business and Industrial Park)

Street setback: 40' from all street r.o.w.'s

Front setback: 40 feet

Side setback: 10 feet

Rear setback: 25 feet

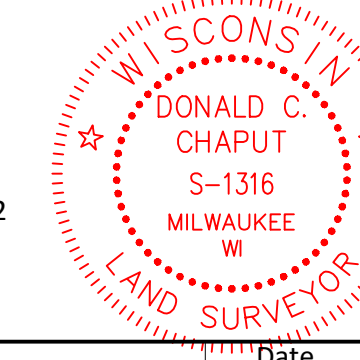
Maximum building height: 55 feet

20(b). Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

TO: Aurora Medical Group, Inc.
Knight Barry Title, Inc.
First American 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 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, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 16, 19, 20(a) and 20(b) of Table A thereof. The field work was completed on March 04, 2022.

Date of Map: March 07, 2022



Donald C. Chaput

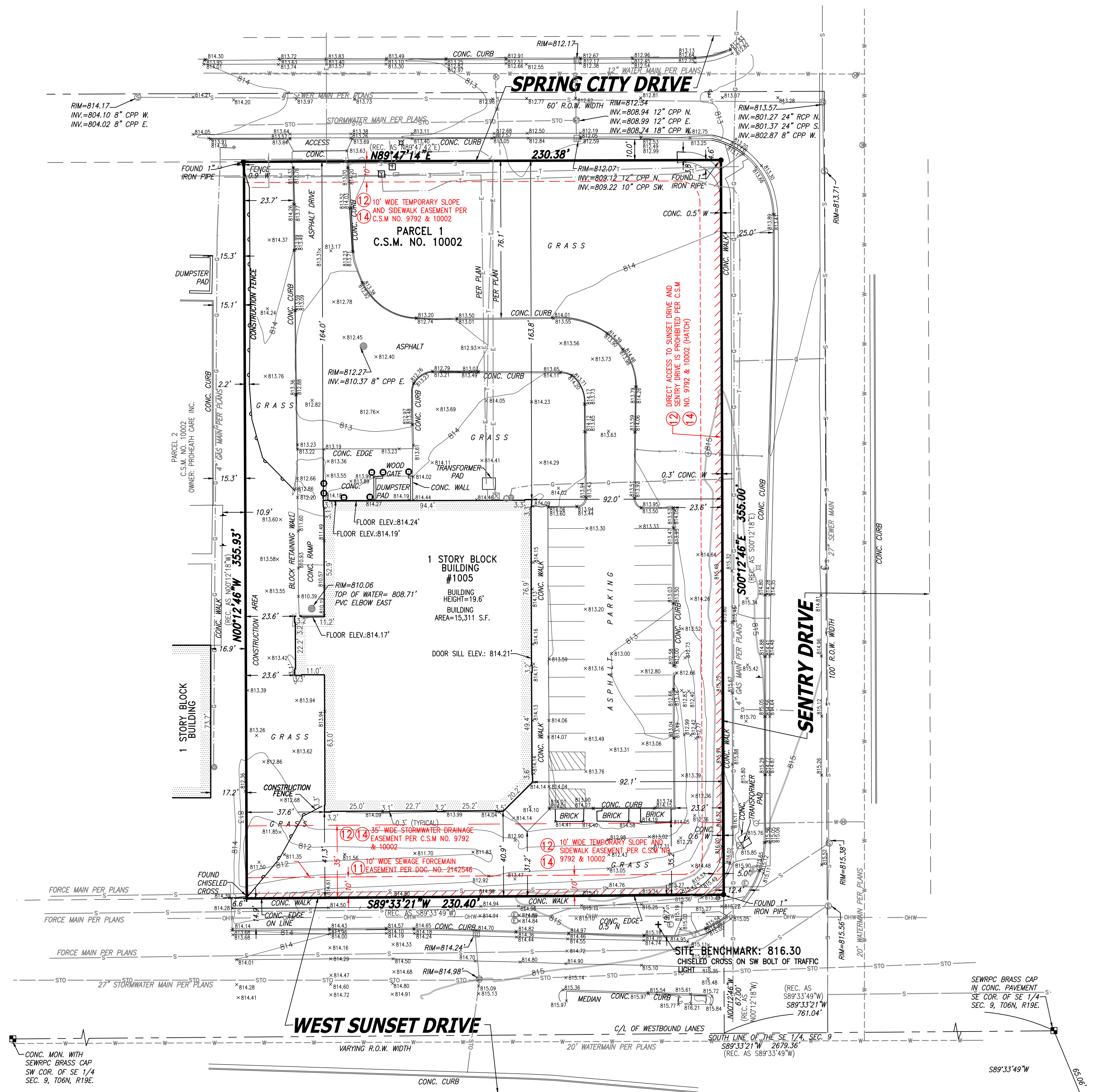
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

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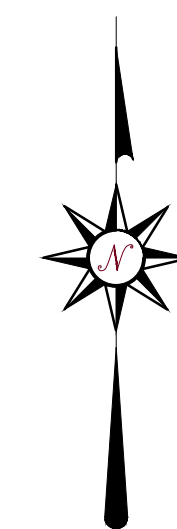
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Drawing No. 2056-dzb



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ SEPTIC TANK ACCESS COVER
- ⊕ M.I.S. MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ INLET (SQUARE)
- ⊕ CURB INLET
- ⊕ STORM SEWER END SECTION
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER SERVICE CURB STOP
- ⊕ WELL HEAD
- ⊕ STAND PIPE
- ⊕ WALL INDICATOR VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC PEDESTAL/SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ FLAGPOLE
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ HANDICAP SPACE
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE



STARTING BENCHMARK: 816.269
REFERENCE MARK AND REFERENCE BENCHMARK
CHISELED CROSS ON SW BOLT OF TRAFFIC
LIGHT

