

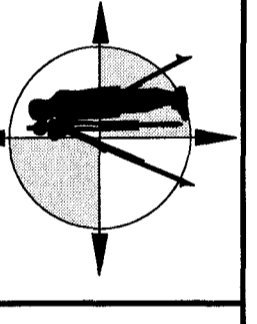
ALTA/ACSM LAND TITLE SURVEY

SCALE IN FEET
0 20

SHEET:
1 OF 1

FOR: KMR HOLDING LLC
DRAWN BY: P.M. CHECKED BY: J.R.S. DATE: November 23, 2021
BOOK NO.: PEWAUKEE-185 Pg. 37
JOB NO.: 21-9527
711 West MORELAND Boulevard, Waukesha, Wisconsin 53188
Phone No. (262) 542-5797 - email: pmuelli@jahnkeandjahnke.com
WEBSITE: jahnkeandjahnke.com

JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS PLANNERS SURVEYORS
ENGINEERING SOLUTIONS SINCE 1944



ALTA/ACSM LAND TITLE SURVEY
PART OF THE NORTHEAST 1/4 OF SECTION 27-7-19
CITY OF WAUKESHA,
WAUKESHA COUNTY, WISCONSIN

REVISIONS
Revision date: 3-9-22 (Added Sheet)
Revision date: 3-10-22 (Add business)

FILE NAME: S:\projects\21-9527\dwg

LEGAL DESCRIPTION (Per First American Title Insurance Company Commitment No. NCS-1091715-MKE)

All that part of the Northeast 1/4 of Section 27, Town 7 North, Range 19 East, in the City of Waukesha formerly City of Pewaukee, County of Waukesha, State of Wisconsin, Bounded and described as follows: Commencing at the East 1/4 corner of said section 27; thence North along the East line of Section, 1113.80 feet; thence North 58° 17' 00" West, 89.60 feet to the place of beginning of the parcel. Hereinafter described: Thence continuing North 58° 17' 00" West, 248 feet; thence South 33° 38' 38" West, 345.35 feet to the Centerline of State Trunk Highway No. 30; thence along the Centerline of said highway on a curve, the center lying to the Northeast and the chord of which bears South 50° 18' 00" East, 251.25 feet; thence North 33° 20' 00" East, 380.20 feet to the place of beginning.

Tax Key No. WAUKG0969985

SURVEYOR'S CERTIFICATE: JAHNKE & JAHNKE ASSOC, LLC, a Wisconsin limited liability company and KMR HOLDINGS, LLC, a Wisconsin limited liability company, FIFTH THIRD BANK AND 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 "Minimum Standard Detail Requirement for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2006, and includes Items 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10, 11 observed, 16, 17, 18 and 19 of Table A thereof. This certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the maximum Relative Positional Accuracy is 0.01 feet.

Dated November 23, 2021

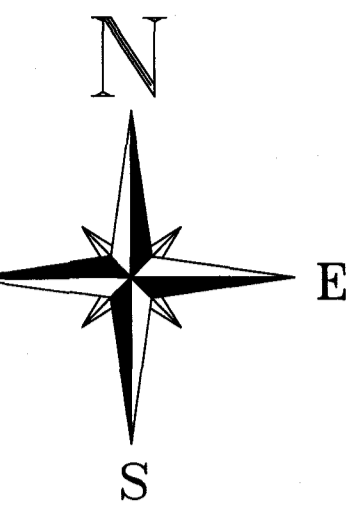
John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

Revised this 23rd day of November, 2021

NOTES:

Note: Based on FEMA Community Panel Number 55133C0211G, Dated November 5, 2014 most of this property lies within Zone X, with a 0.2% annual change flood hazard areas of 1% annual change flood with average depth less than one foot or with drainage areas of less than one square mile in Zone X.

This parcel has B-5 Community Business District and shall have a lot area of not less than 10,000 square feet and 75 feet in width, setback shall have a minimum of 50 feet from the right of way and not less than 10 feet on each side and 25 feet at the rear.



UNPLATTED LANDS

AREA: GROSS TO CENTERLINE
90,434 SQ. FT.
2,076 AC.
NET TO THE RIGHT OF WAY LINE
82,146 SQ. FT.
1,886 AC.

There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

There is also no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

BENCH MARK: 847.85 (U.S.G.S.) Top of concrete found with a brass cap at the Northeast corner of the Northeast 1/4 of Section 27-7-19.

Reference Bearing:
Bearings are based on East Line of the Northeast 1/4 of Section 27 Township 7 North Range 19 East, and has a bearing on North 00° 42' 37" West per Wisconsin State Plane Coordinate System, South Zone Grid. (NAD1983)

EXCEPTIONS:

EXC. No. 1: Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Lands or making inquiry of persons in possession of the Land.
Granted in nature and is not plotted.

EXC. No. 2: Easements, claims of easements or encumbrances that are not shown by Public Records.
Item herein is general in nature and not plotted herein.

EXC. No. 3: Any encroachment, encumbrance, violation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
Easements and encroachments that currently exist today are shown on the attached ALTA survey.

EXC. No. 4: Any lien or right to a lien for service, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
Items herein is general in nature and not plotted herein.

EXC. No. 5: Special taxes, assessment of charges, if any.

Note: Said exception will be removed only if the company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.
Is general in nature and not plotted herein.

EXC. No. 6: Special taxes, assessments or charge, if any.

Note: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.
Is general in nature and not plotted herein.

EXC. No. 7: Taxes, general and special for the year 2021, not not due and payable.

Tax Parcel No. WAUKG0969985

Assessment and or special taxes if any will be removed if such items have been paid in full within 30 days of closing.
General taxes and special for the year 2021 not due and payable.

EXC. No. 8: General taxes for the year 2020 in the amount of \$8575.69 are paid in full.
Is general in nature and not plotted herein.

EXC. No. 9: Public or private in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, high, and or alley purposes.
Is general in nature and not plotted herein.

EXC. No. 10: Right of the public in so much of the subject premises as are affected by ordinance adopted by the Board of Supervisors of Waukesha County, establishing; together with the width of C.T.H. JJ at 120 feet, and ordaining that said highway be widened to the width so established; together with rights of the public in that portion of said premises lying within the limits of said road and not affected by said ordinance. A notice of plat etc. in said matter was filed April 18, 1957 as No. 1.
Is general in nature and not plotted herein.

EXC. No. 11: Utility Easement to the Milwaukee Electric Railway and Light Company, dated May 07, 1926, recorded/filed July 30, 1926 in Volume 203, Page 344 as Document No. 145067.
Is general in nature and not plotted herein.

Conveyance of Rights in Land granted to Waukesha County by document recorded March 19, 1993 in Reel 1867, Image 1096 as Document No. 1820438
Is general in nature and not plotted herein.

EXC. No. 12: Utility Easement to the Wisconsin Electric Power Company, dated May 23, 1950, recorded/filed June 16, 1950 in Volume 521 of Deeds, page 332 as Document No. 338891.
Is general in nature and not plotted herein.

Conveyance of Rights in Land granted to Waukesha County by document recorded March 19, 1993 in Reel 1867, Image 1096 as Document No. 1820438.
Is general in nature and not plotted herein.

LEGEND:

- SURVEYOR TRAVERSE POINT
- MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- SANITARY MANHOLE
- SEPTIC COVER
- HYDRANT
- WATER VALVE
- GAS METER
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND VAULT
- AIR CONDITIONER
- GUY WIRE
- PEDESTAL
- SIGN
- WATER MAIN
- GAS LINE
- OVERHEAD WIRE
- ENC. ENCROACHMENT
- (D) DESCRIPTION
- (S) SURVEY
- (R.A.) RECORDED AS
- (P) PLATTED

SURVEY NOTES:

- 1) Date of the Survey field work: October 11, 2021.
- 2) Building lines, Easements and other restrictions are not shown herein, should refer to Deed, title policy and local Zoning ordinances.
- 3) All dimensions shown are in decimal feet, US Survey units.
- 4) Review legal description and record measurements on this Plat and at once report any apparent difference to the surveyor.
- 5) Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., to verify.
- 6) Reference bearing is assumed unless noted.
- 7) No measurements are to be assumed by scaling.
- 8) Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion of this sheet.
- 9) Category of this Survey is based upon client's request.
- 10) To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
- 11) This is to confirm that the property shown is the same land as from First American Title Insurance Company, Commitment No. NCS-1091715-MKE, effective date of September 23, 2021 was received.
- 12) This is to confirm that the property in this survey has direct vehicular and pedestrian access to BLUEMOUND Road (C.T.H. "J") as shown hereon.

COPYRIGHT NOTICE

This drawing is the property of Jahnke and Jahnke Associates LLC and is not to be used for any purpose other than the specific project and site name herein and cannot be reproduced in any manner without the expressed written permission from Jahnke and Jahnke Associates, LLC.

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ENCROACHMENT DETAIL LANDSCAPING

