

ALTA/NSPS LAND TITLE SURVEY

CLIENT

Joseph Nolan

SITE ADDRESS

2205 Silvernail Rd., City of Waukesha, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Lot 2 of Certified Survey Map No. 11224, being a part of the West 1/2 of the NW 1/4 of Section 8 and vacated Meadow Lane, and all of Outlot 1 of Certified Survey Map No. 8360, all located in the West 1/4 of the NW 1/4 of Section 28, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

BASIS OF BEARINGS

-Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the NW 1/4 bears N87°58'19"E, per C.S.M. No. 11224.
-Vertical Datum is based on NGVD-29 converted to the City of Waukesha Datum. (NGVD-29) - (780.55)' = City of Waukesha Datum.
-Starting BM held was the Southwest corner of the NW 1/4 of Section 28, Township 7 North, Range 19 East. Elevation: 106.07'

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-633836-MKE, effective date of September 20, 2013 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5 & 8, visible evidence shown, if any.

4, 6, 7 & 15 not survey related.

9. Utility easement granted to Milwaukee Electric Railway and Light Company recorded as Document No. 145079. **No documents provided.**
10. Utility easement granted to Milwaukee Electric Railway and Light Company recorded as Document No. 219088. **No documents provided.**
11. Easement granted to Wisconsin Electric Power Company and Wisconsin Natural Gas Company recorded on July 18, 1963 in Volume 953, page 474 as Document No. 591677. **Affects property by location, general in nature.**
12. Covenant to the Waukesha County Health Department recorded in Reel 730, Image 400 as Document No. 1329172. **Document illegible, unable to plot.**
13. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2)(a) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the captioned premises which were formerly a part of street, now vacated.
- Meadow Lane Vacation recorded on June 11, 1999 as Document No. 2472148. **Does not affect property by location.**
- Resolution by the Common Council of the City of Waukesha to Discontinue and Vacate a Portion of Meadow Lane recorded on January 26, 2004 as Document No. 3122615. **Does not affect property by location.**
14. Distribution Easement Overhead Joint granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Wisconsin Bell, Inc. d/b/a SBC Ameritech Wisconsin, a Wisconsin corporation and Time Warner Entertainment Company, L.P. recorded as Document No. 2834206. **Does not affect property by location.**

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0192G, effective date of November 5, 2014, this site falls in Zone X (Areas of minimal flood hazard).

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. 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: City of Waukesha Zoning Code; Sec. 22.37.
Site is zoned: B-5 (Community Business District)
Front setback: 50 feet
Side setback: 10 feet
Rear setback: 25 feet
Maximum building height: none

MUNICIPAL ZONING

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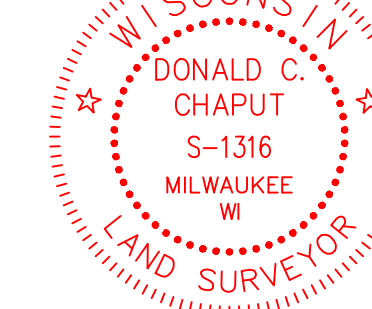
Municipal Code: City of Waukesha Zoning Code; Sec. 22.44

Site is zoned: C-1 (Lowland Conservancy District)
No Buildings permitted other than non-residential buildings used solely in conjunction with raising of waterfowl, minnows, or other wetland or aquatic animals or used solely for some other purpose which is compatible with natural resource preservation.

TO: Good Harvest Market Corporation, a Wisconsin Corporation
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 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, 7(a), 7(c), 8, 9, 11, 20, 21 and 22 of Table A thereof. The field work was completed on May 31, 2019.

Date of Map: June 6, 2019



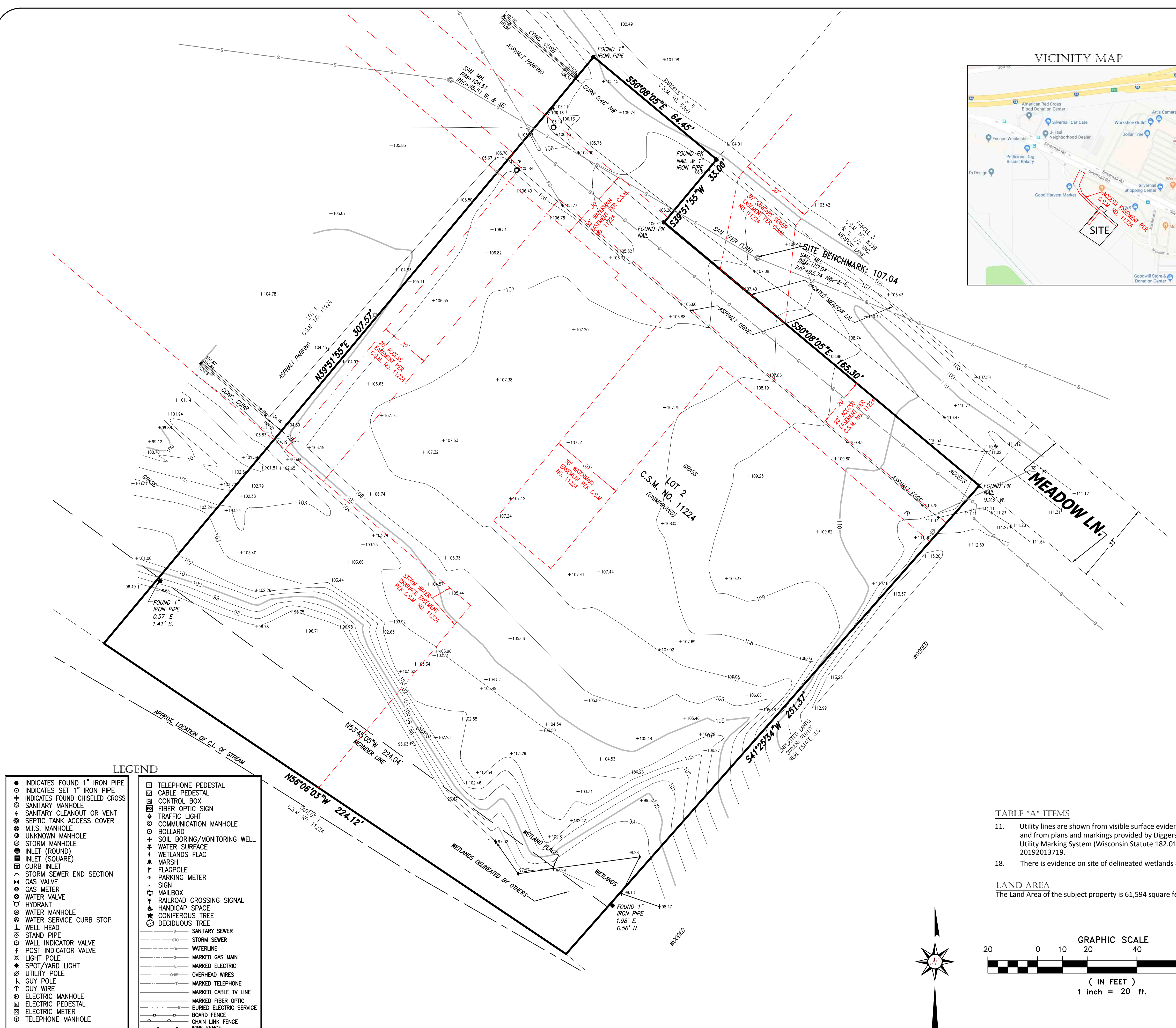
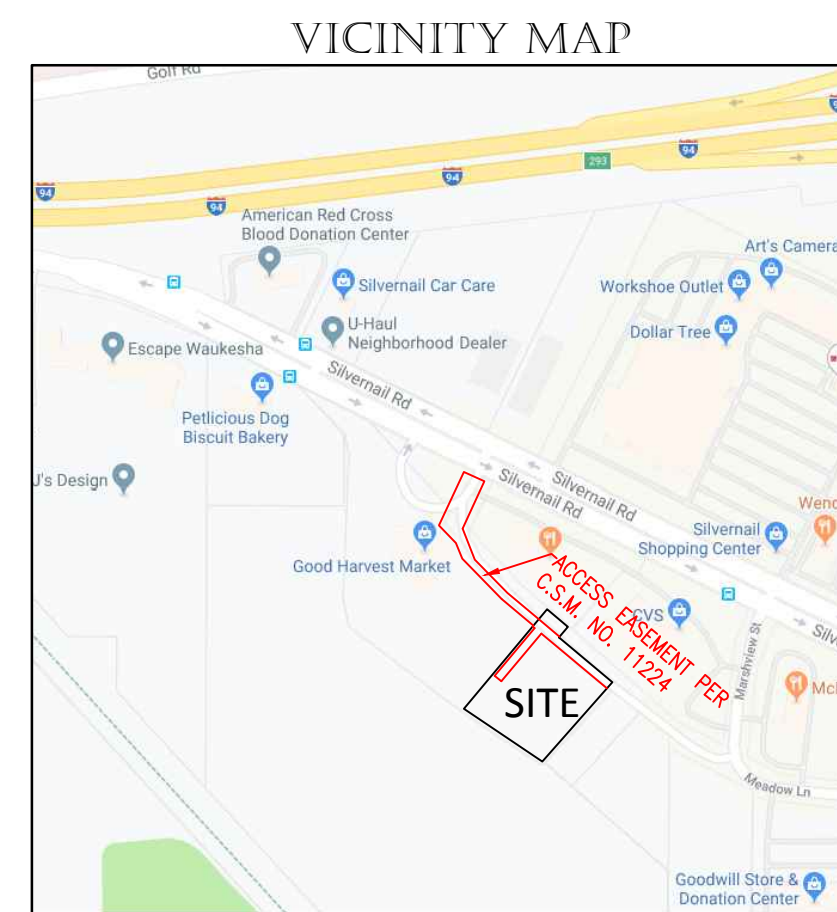
Donald C. Chapat
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

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Date	Revision description

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Drawing No. 3236-dmb



LEGEND

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

- ### TABLE "A" ITEMS
11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20192013719.
 18. There is evidence on site of delineated wetlands areas.

LAND AREA
The Land Area of the subject property is 61,594 square feet or 1.4140 acres.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CHAPUT LAND SURVEYS