

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

▲ BUILDING ENCROACHES INTO EASEMENT BY NO MORE THAN 0.7'.
 ● 15' SANITARY SEWER EASEMENT CROSSES INTO BUILDING BY 57.7' AT MOST.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 550491 0216 F (MAP NO. 551330216F), WHICH BEARS AN EFFECTIVE DATE OF 11/19/2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dib LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	LIGHT POLE
NO PARKING AREA	ELECTRIC BOXES/STRUCTURES
HANDICAP PARKING	MANHOLE (UNKNOWN)
COVERED AREA	SIGN
CONCRETE CURB	BOLLARD
CONCRETE CURB & GUTTER	FIRE DEPARTMENT CONNECTION
CHAIN LINK FENCE	FIRE HYDRANT
	WATER VALVE
	DRAIN GRATE
	TELEPHONE BOXES/STRUCTURES
	RECOVERED MONUMENT AS NOTED
	SET MONUMENT AS NOTED

(R) RECORD DATA
 (C) CALCULATED DATA
 (M) MEASURED DATA
 (F) FIELD DATA

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	B-5	RETAIL
MINIMUM LOT AREA (SF)	10,000	275,655
MINIMUM FRONTAGE	N/A	156.49'
MINIMUM LOT WIDTH	75'	130.00'
MAX BUILDING COVERAGE	N/A	26%
MAX BUILDING HEIGHT	55'	33.3'

MINIMUM SETBACKS

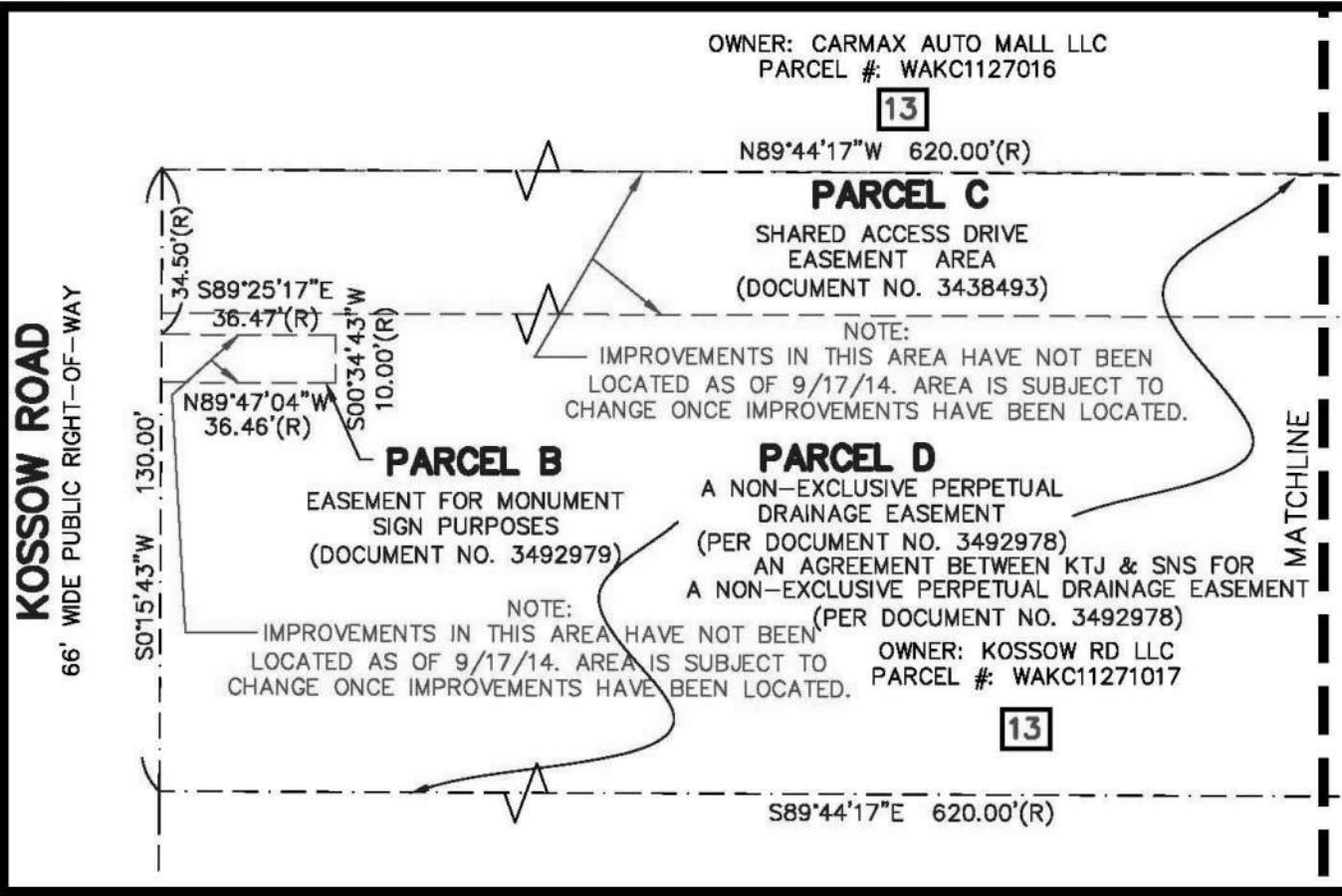
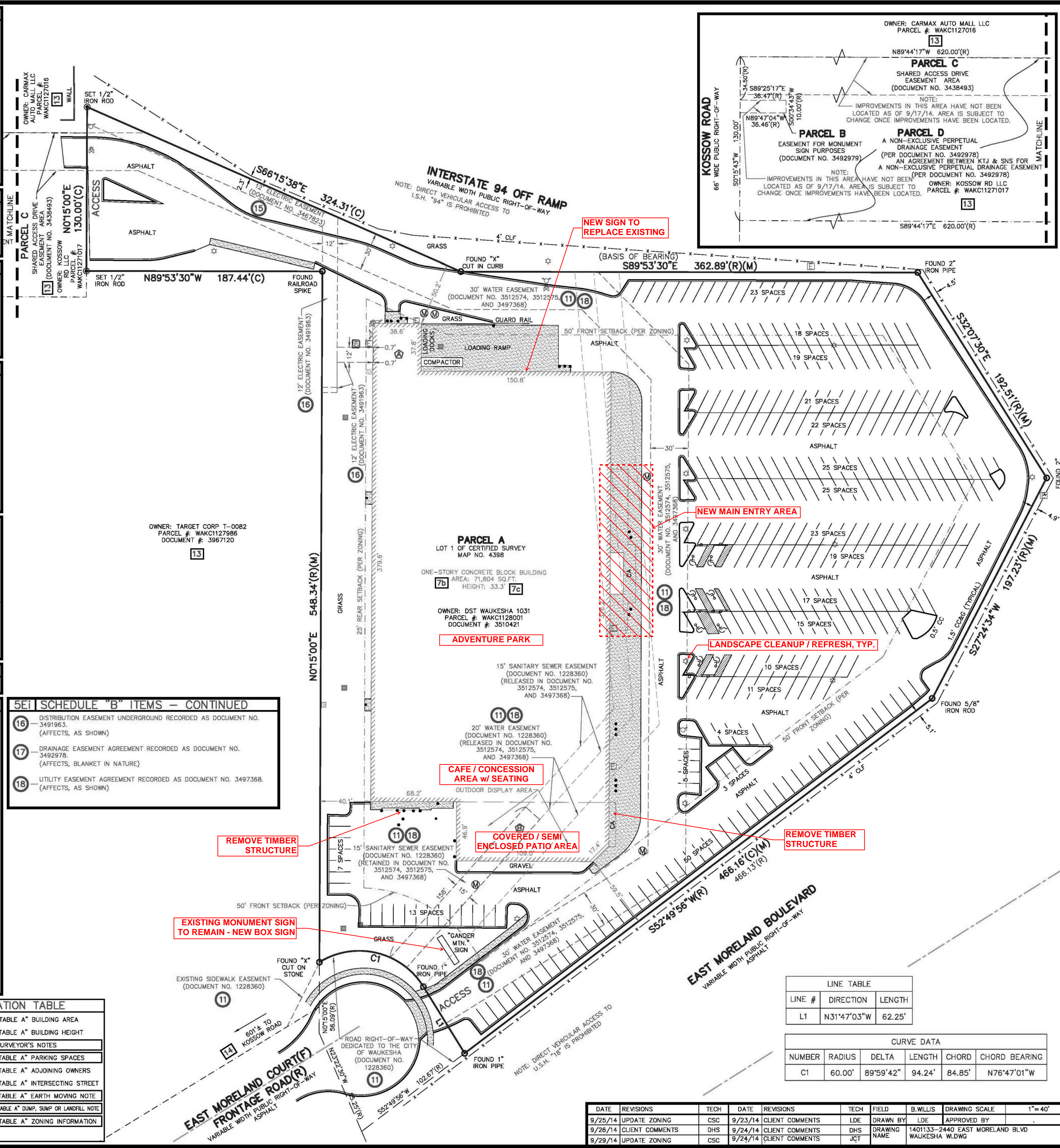
FRONT/STREET	SIDE	REAR
50'	10'	25'
59.5'	40.1'	50.2'

PARKING REQUIREMENTS: PER SITE PLAN - 341 SPACES (EXISTING = 338 TOTAL SPACES)

6Bii RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

- 5Ei SCHEDULE "B" ITEMS**
- 10 COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) SET FORTH IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 1169329, PROVIDING FOR NO FORFEITURE OR REVERSION OF TITLE IN CASE OF VIOLATION. (UNABLE TO DETERMINE EXACT LOCATION FROM DOCUMENT)
 - 11 EASEMENTS SHOWN ON THE PLAT OF CERTIFIED SURVEY MAP NO. 4398, RECORDED AS DOCUMENT NO. 1228360, AS MODIFIED BY RELEASE OF EASEMENT EXECUTED BY THE CITY OF WAUKESHA, DATED AUGUST 23, 2007, AND RECORDED AS DOCUMENT NOS. 3512574 AND 3512575, RELEASING THE 20-FOOT WIDE WATER MAIN EASEMENT SHOWN THEREON AND PART OF THE 15-FOOT WIDE SANITARY SEWER EASEMENT SHOWN THEREON. (AFFECTS, AS SHOWN)
 - 12 MARCUS USE RESTRICTIONS RECORDED AS DOCUMENT NO. 3438494. (AFFECTS, AGREEMENT CONCERNING USE RESTRICTIONS, NOTHING TO PLOT)
 - 13 GANDER USE RESTRICTION RECORDED AS DOCUMENT NO. 3438495. (AFFECTS, DECLARATION OF USE RESTRICTIONS, NOTHING TO PLOT)
 - 14 RIGHTS OF GANDER MOUNTAIN COMPANY PURSUANT TO MEMORANDUM OF LEASE RECORDED AS DOCUMENT NO. 3438496. (AFFECTS, NOTHING TO PLOT)
 - 15 DISTRIBUTION EASEMENT UNDERGROUND RECORDED AS DOCUMENT NO. 3467823. (AFFECTS, AS SHOWN)



6Bx TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: CO-2216, HAVING AN EFFECTIVE DATE OF MONTH AUGUST 22, 2014.

6Bii TITLE DESCRIPTION

PARCEL A: LOT 1 OF CERTIFIED SURVEY MAP NO. 4398, RECORDED SEPTEMBER 7, 1983, IN VOLUME 35 OF CERTIFIED SURVEY MAPS ON PAGES 84 TO 86 AS DOCUMENT NO. 1228360, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 20 EAST, IN THE CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

TAX KEY NO: WAKC 1128.001
 ADDRESS: 2440 E. MORELAND BOULEVARD

PARCEL B: EASEMENT FOR MONUMENT SIGN PURPOSES AS SET FORTH IN MONUMENT SIGN AGREEMENT RECORDED AS DOCUMENT NO. 3492979.

PARCEL C: A NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT AS SET FORTH IN DRAINAGE EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 3438493.

PARCEL D: A NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT AS SET FORTH IN DRAINAGE EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 3492978.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA 275,655± SQUARE FEET 6.328± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, WHICH BEARS S89°53'30"E, PER DOCUMENT NO. 1228360.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 330 HANDICAP = 8 TOTAL = 338

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST MORELAND COURT, A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO KOSSOW ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY, VIA SHARED ACCESS EASEMENT AREA PER DOCUMENT NO. 3438493.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: ARCP ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ARCP GM WAUKESHA W, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND CHICAGO 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(c), 7(d)(1), 7(c), 8, 9, 11(c), 13, 14, 16, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/17/2014, DATE OF PLAT OR MAP: 09/18/2014.

WAYNE SCHUTZ DATE

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LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N31°47'03"W	62.25'

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	60.00'	89°59'42"	94.24'	84.85'	N76°47'01"W

REVISIONS

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	B.WILLIS	DRAWING SCALE	1"=40'
9/25/14	UPDATE ZONING	CSC	9/23/14	CLIENT COMMENTS	LDE	DRAWN BY	LDE	APPROVED BY	
9/26/14	CLIENT COMMENTS	DHS	9/24/14	CLIENT COMMENTS	DHS	DRAWING NAME	1401133-2440 EAST MORELAND BLVD WAUKESHA W.DWG		
9/29/14	UPDATE ZONING	CSC	9/24/14	CLIENT COMMENTS	JCT				

SHEET 1 OF 1
 ALTA/ACSM LAND TITLE SURVEY
 GANDER MOUNTAIN BOULEVARD
 2440 EAST MORELAND BOULEVARD
 WAUKESHA COUNTY, WAUKESHA, WISCONSIN
 AMERICAN SURVEYING & MAPPING, INC.
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