

# ALTA/NSPS LAND TITLE SURVEY

Known as 620 Elizabeth Court, in the Town of Brookfield, Waukesha County, Wisconsin.

## Parcel A:

Parcel Two (2) of CERTIFIED SURVEY MAP NO. 7320 being redivision of Lot One (1) of Certified Survey Map No. 4895 and Parcel One (1) of Certified Survey Map No. 6800, located in the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty-nine (29), Township Seven (7) North, Range Twenty (20) East, in the Town of Brookfield, County of Waukesha, State of Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, on March 24, 1994 in Volume 62 of Certified Survey Maps at pages 86 to 92 inclusive, as Document No. 1949604.

## Parcel B:

Non-exclusive easements for vehicular and pedestrian ingress and egress and parking as set forth in a Reciprocal Easement Agreement recorded on March 24, 1994 in Reel 1901, Image 1018, as Document No. 1949605.

Prepared for: Calson Group, LLC

Survey No. 166772-RMK

### A. Basis of Bearings

Bearings are based on the West line of North Janacek Road, which is assumed to bear South 00°15'01" East.

### B. Title Commitment

This survey was prepared based on Wisconsin Title Service Company, Inc. and agent for First American Title Insurance Company title commitment number 1603A0156, effective date of February 22, 2016, which lists the following easements and/or restrictions from schedule B-II:

1-2, 6, 8, 9, 11, 24-25. *Not survey related.*

3-5, 7. *Visible evidence shown, if any.*

10. Utility Easement recorded on May 31, 1991 in Reel 1309, Image 705, as Document No. 1652210. (Affects Parcel B). *Affects site by location - shown*

12. Development Agreement recorded on May 13, 1994 in Reel 1930, Image 894, as Document No. 1964233. *Affects site by location - general in nature, cannot be plotted.*

13. Reciprocal Easement Agreement recorded on March 24, 1994 in Reel 1901, Image 1018, as Document No. 1949605. Said easements are shown as an access and usage easement and a 60 foot ingress and egress driveway easement on the recorded plat of Certified Survey Map No. 7320. *Affects site by location - shown.*

14. Utility Easement recorded on August 12, 1993 in Reel 1762, Image 1089, as Document No. 1870610. *Affects site by location - shown.*

15. Easement and Land Use Agreement recorded on February 25, 1992 in Reel 1427, Image 506, as Document No. 1708287. (Affects Parcel B). *Does not affect site by location - shown.*

16. Development Agreement recorded on July 8, 1992 in Reel 1512, Image 716, as Document No. 1747785. Amendment to Development Agreement recorded on December 8, 2003 as Document No. 3106595. (Affects Parcel B). *Does not affect site by location - shown.*

17. Development Agreement The Woods at Poplar Creek recorded on December 15, 1989 in Reel 1164, Image 261, as Document No. 1569557. Supplement to Development Agreement recorded on June 12, 1991 in Reel 1314, Image 393, as Document No. 1654470. *Affects site by location - general in nature, cannot be plotted.*

18. Development Agreement The Woods at Poplar Creek recorded on August 2, 1990 in Reel 1223, Image 936, as Document No. 1605212. Amendment to Development Agreement recorded on April 23, 1991 in Reel 1294, Image 983, as Document No. 1644869. Second Amendment to Development Agreement recorded on April 30, 1991 in Reel 1297, Image 495, as Document No. 1646062. *Affects site by location - general in nature, cannot be plotted.*

19. Access restrictions and limitations to U.S.H. "18" a/k/a Bluemound Road as contained in a Finding, Determination and Declaration recorded on August 10, 1951 in Volume 553 of Deeds at page 275, as Document No. 354772. Revocation of Authorization for Access to or Access a Controlled-Access Highway recorded on August 15, 1980 in Reel 418, Image 716, as Document No. 1134222. Authorization for Access recorded on August 10, 1983 in Reel 560, Image 343, as Document No. 1225615. Assignment of One Access Point recorded on February 1, 1984 in Reel 590, Image 446, as Document No. 1245175. (Affects Parcel B). *Does not affect site by location - shown.*

20. Perpetual Sanitary Sewer recorded on August 18, 1985 in Reel 708, Image 739, as Document No. 1317545; and in Reel 708, Image 742, as Document No. 1317546; and in Reel 708, Image 745, as Document No. 1317547; and in Reel 708, Image 748, as Document No. 1317548; and in Reel 708, Image 751, as Document No. 1317549; and in Reel 708, Image 754, as Document No. 1317550; and in Reel 708, Image 757, as Document No. 1317551; and in Reel 708, Image 760, as Document No. 1317552 and in Reel 708, Image 763, as Document No. 1317553. Conveyance of Rights recorded on March 11, 1991 in Reel 1282, Image 152, as Document No. 1637432. (Affects Parcel B). *Does not affect site by location - shown.*

21. Drainage easement as shown on the recorded plat of Certified Survey Map No. 7320. *Affects site by location - shown*

22. Easement recorded on October 12, 1987 in Reel 946, Image 1055, as Document No. 1451835 and Easement recorded on April 6, 1988 in Reel 987, Image 241, as Document No. 1473470. *Affects site by location - shown*

23. Utility Easement recorded on March 4, 1982 in Reel 485, Image 504, as Document No. 1177939. *Affects site by location - shown*

26. Water Main Easement recorded on July 10, 1987 in Reel 917, Image 49, as Document No. 1436614. (Affects Parcel B). *Does not affect site by location - shown.*

27. Permanent Limited Easement recorded on February 7, 1991 in Reel 1274, Image 1151, as Document No. 1633363. (Affects Parcel B). *Does not affect site by location - shown.*

### C. Flood Note

According to flood insurance rate map of the City of Brookfield, community panel number 55133C0216G, effective date of November 05, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

### D. Parking Spaces

There are 139 regular and 5 handicapped parking spaces marked on this site.

### E. Notes

In accordance with Chapter A-E 7.01 (2) of the Wisconsin Administrative Code, R. A. Smith National, Inc. has executed an agreement to waive the setting of monuments on the above described property.

To: Calson Group, LLC, a Wisconsin limited liability company, Verhalen, Inc., BMO Harris Bank, Wisconsin Title Service Company, Inc. 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 2, 3, 4, 7(a), 7(c), 8 and 9 of Table A thereof. The fieldwork was completed on April 18, 2016.

Date of Plat or Map: April 19, 2016

Stephan G. Southwell  
Professional Land Surveyor  
Registration Number 1939  
steve.southwell@rasmithnational.com

*Stephan G. Southwell*

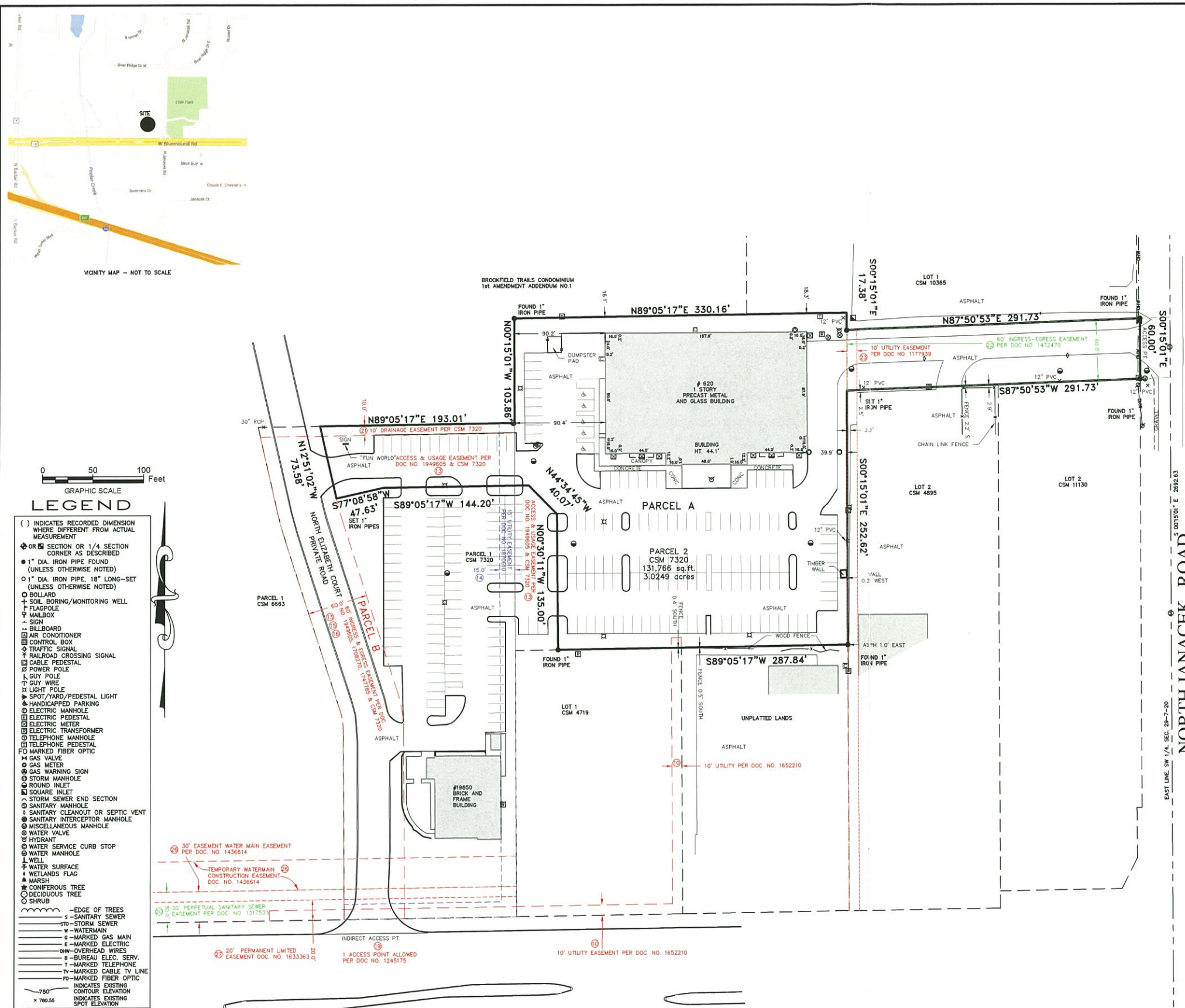
WISCONSIN  
STEPHAN G. SOUTHWELL  
S-1939  
MILWAUKEE  
LAND SURVEYOR

**R.A. Smith National, Inc.**

Beyond Surveying  
and Engineering

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S:\166772\DWG\AS101D50.dwg 920 ELIZABETH COURT

SHEET 1 OF 1



WEST BLUEMOUND ROAD (U.S.H. "18")  
VARIABLE WIDTH PUBLIC R.O.W.

DIGGERS HOTLINE WAS NOT CALLED FOR THIS SITE.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A. Smith National, Inc.