

ALTA/NSPS LAND TITLE SURVEY

CLIENT
Meredith's Culligan Water

SITE ADDRESS
19215 Spring Street, Union Grove, Racine County, Wisconsin

LEGAL DESCRIPTION
PARCEL I:
 Part of the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty (20), in Township Three (3) North, Range Twenty-one (21) East, in the Village of Yorkville, County of Racine, State of Wisconsin, more particularly described as follows: Commencing at the West 1/4 corner of Section 20; run thence South 1°28'02" East along the West line of the Southwest 1/4 of said Section and the point of beginning of the following described parcel; thence continue North 36°59'35" East 195.85 feet to the Southern right-of-way line of County Trunk Highway "C"; thence North 75°27'06" East along the Southern right-of-way line of said highway 518.75 feet; thence South 1°28'02" East 477.08 feet; thence South 88°31'58" West 477.10 feet; thence North 1°28'02" West 187.13 feet; thence South 88°31'58" West 150.00 feet to a point that is 40.00 feet East of the West line of the Southwest 1/4 of said Section 20; thence North 1°28'02" West 19.18 feet to the point of beginning. EXCEPTING THEREFROM those lands conveyed to the State of Wisconsin, Department of Transportation by Warranty Deed recorded on April 18, 2016, as Document No. 2432599 and depicted as Parcel 13 of Transportation Plat 2430-06-20-4.02, recorded in Volume 1 of Transportation Project Plats, Page 260, as Document No. 2365561.

PARCEL II:
 Part of the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty (20), in Township Three (3) North, Range Twenty-one (21) East, in the Village of Yorkville, County of Racine, State of Wisconsin, more particularly described as follows: Commencing at the West 1/4 corner of said Section 20; run thence South 1°28'02" East along the West line of the Southwest 1/4 of said Section 20, a distance of 886.41 feet; thence North 36°59'35" East 260.16 feet; thence North 75°28'31" East 668.81 feet; thence South 1°28'02" East 794 feet; thence South 88°58'44" West along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 20 a distance of 773.35 feet; thence North 1°28'02" West along the East right-of-way line of State Trunk Highway 45, a distance of 277.20 feet to the point of beginning of the following described parcel; thence continue North 1°28'02" West along the East right-of-way line of State Trunk Highway 45 a distance of 187.21 feet; thence North 88°31'58" East 150 feet; thence South 1°28'02" East 187.13 feet; thence South 88°31'58" West 150 feet to the point of beginning. EXCEPTING THEREFROM those lands conveyed to the State of Wisconsin, Department of Transportation by Warranty Deed recorded on March 25, 2014, as Document No. 2377485 and depicted as Parcel 12 of Transportation Plat 2430-06-20-4.02, recorded in Volume 1 of Transportation Project Plats, Page 260, as Document No. 2365561.

BASIS OF BEARINGS
 Bearings are referenced to the deed description, in which the West line of the SW 1/4 bears N01°28'02"W.

TITLE COMMITMENT
 This survey was prepared based on First American Title Insurance Company Commitment No. 2401A0072, effective date of January 2, 2024 which lists the following easements and/or restrictions from schedule B-II:

- 1, 5, 6, 7, 8 & 23 visible evidence shown, if any.
 - 2, 3, 4, 9, 10, 11, 12, 13, 24 & 25 not surveyed related.
 14. Utility Easement recorded on October 20, 1957 in Volume 616 on Page 605 as Document No. 668291 and Quit Claim Deed by Utility recorded on August 7, 2018 as Document No. 2500444. **Does not affect property by location**
 15. Utility Easement recorded on December 20, 1978 in Volume 1485 on Page 382 as Document No. 1043804 and Quit Claim Deed by Utility recorded on August 7, 2018 as Document No. 2500444. **Affects property by location, shown.**
 16. Right-of-Way recorded on February 13, 1995 in Volume 2428 of Records on Page 684-585 as Document No. 1492454 and Quit Claim Deed by Utility recorded on August 7, 2018 as Document No. 2500444. **Does not affect property by location, shown.**
 17. Easement recorded on October 19, 1999 in Volume 2971 on Page 364-368 as Document No. 1705307. **Affects property by location, shown.**
 18. Right-of-Way recorded February 13, 1995 in Volume 2428 on Page 698-699 as Document No. 1492461 and Quit Claim Deed by Utility recorded on August 7, 2018 as Document No. 2500444. **Does not affect property by location, shown.**
 19. Easement recorded on October 19, 1999 in Volume 2971 on Page 364-368 as Document No. 1705307. **Affects property by location, shown.**
 20. Easement recorded on July 30, 2013 as Document No. 2359899. **Affects property by location.**
 21. Holding Tank Agreement recorded on November 28, 1988 in Volume 1940 of Records on page 504-505 as Document No. 1271138. **Affects Parcel 1 by location, general in nature.**
 22. Holding Tank Agreement recorded on April 11, 2018 as Document No. 2490970. **Affects Parcel 1 by location, general in nature.**
- TABLE "A" ITEMS**
1. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0183D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
 2. The Land Area of parcel 1 is 198,019 square feet or 4.5459 acres.
The Land Area of parcel 2 is 20,298 square feet or 0.4660 Acres
The Met Land Area of the subject property is 218,317 square feet or 5.0119 Acres
 - 3(a)(b). A zoning report has not been provided.
 4. There are 63 regular parking spaces and 0 handicap spaces marked on this site.
 - 5(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 20240504718 & 20240504766. 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.
 6. There is no visible evidence of earth moving, building construction or building additions within recent months.
 7. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
 8. There are no plottable offsite (i.e., appurtenant) easements disclosed in the documents provided.

TO: Meredith Holdings, L.L.C., a Wisconsin limited liability company it's successors and/or assigns
 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 15, 17, 18 and 19 of Table A thereof. The field work was completed on February 9, 2024.

Date of Map: February 20, 2024

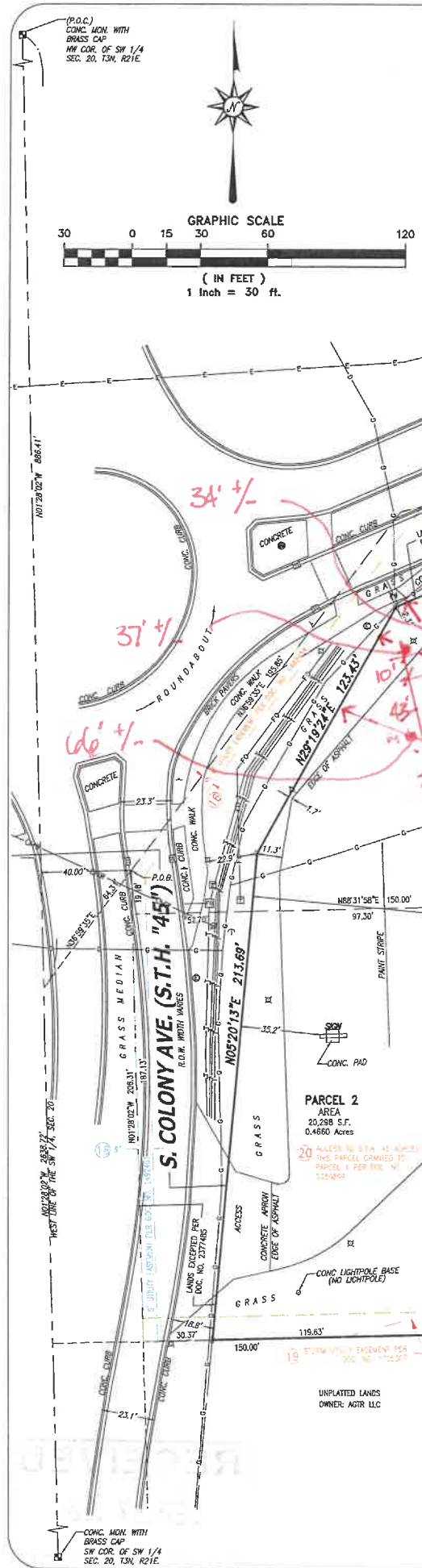
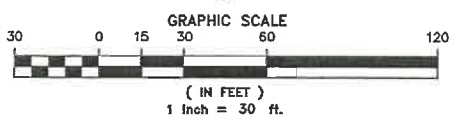
Allen J. Schneider
 Professional Land Surveyor
 Registration Number S-2194

Date	Revision description



284 W. Florida Street
 Milwaukee, WI 53204
 414-274-8068
 www.chaputlandsurveys.com
 DRAFTED BY: JDMEM Drawing No. 5447.00-mem

VICINITY MAP



PARCEL 1
 AREA
 198,019 S.F.
 4.5459 Acres

PARCEL 2
 AREA
 20,298 S.F.
 0.4660 Acres

1 STORY CONCRETE & BLOCK BUILDING #19215
 AREA 13,375 S.F.
 BUILDING HEIGHT=28.1'

1 STORY BLOCK GARAGE BUILDING
 HEIGHT=19.4'
 AREA 1,865 S.F.

LEGEND

<ul style="list-style-type: none"> ● 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 	<ul style="list-style-type: none"> ⊕ 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 POLE ⊕ GUY WIRE ⊕ ELECTRIC MANHOLE ⊕ GAS VALVE ⊕ ELECTRIC PEDESTAL ⊕ ELECTRIC METER ⊕ TELEPHONE MANHOLE 	<ul style="list-style-type: none"> ⊕ 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 	<ul style="list-style-type: none"> ⊕ HANDICAP SPACE ⊕ CONIFEROUS TREE ⊕ DECIDUOUS TREE — SANITARY SEWER — STORM SEWER — WATERLINE — MARKED GAS MAIN — MARKED ELECTRIC — OVERHEAD WIRES — MARKED TELEPHONE — MARKED CABLE TV LINE — MARKED FIBER OPTIC — BURIED ELECTRIC SERVICE — BOARD FENCE — CHAIN LINK FENCE — WIRE FENCE
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

ENCROACHMENT TABLE

A	ASPHALT NORTH OF THE PROPERTY LINE UP TO 0.8'
B	GRAVEL OVER THE PROPERTY LINE UP TO 14.7'
C	

CHAPUT LAND SURVEYS