

ALTA / NSPS LAND TITLE SURVEY

The logo for EXCEL consists of a large, bold, sans-serif font spelling "EXCEL". Above the letter "E", there is a graphic element resembling a mountain peak or a series of steps, composed of several black triangles pointing upwards. The entire logo is set against a white background.

INFORMATION

HIGHFIELD COURT
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

LOT 1
CSM NO. 10366
OWNER: KB PEWAUKEE LLC
S89°36'25" W 25.00'

LOT 2
CSM NO. 10366
OWNER: EIGIAT RCCC 234 WI-PEWAUKEE LLC
S00°17'10" E 411.40'

TOTAL AREA
2.000 ACRES
87,120 SQ. FT.

**NO BUILDINGS OBSERVED
ON THE SUBJECT PROPERTY**

LEGEND:

- WATER VALVE IN BOX
- EXISTING CURB INLET
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- IRRIGATION CONTROL VALVE
- 1" IRON PIPE FOUND
- 3/4" REBAR SET
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING UNDERGROUND
- EXISTING CURB AND GUTTER
- EXISTING UNDERGROUND
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- NO ACCESS LINE
- EXISTING VINYL FENCE

CURRENT ZONING: B-6 - Mixed Use Business District

Building Setbacks:

- Street: 55 feet
- Side: 30 feet
- Rear: 30 feet

Maximum Building Height: 3 stories or 45 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Pewaukee Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b) and may be incomplete.

VICINITY MAP
NOT TO SCALE

CAPITAL DRIVE (S.T.H. #190)
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

1" = 20' SCALE

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

ALTA/NSPS LAND TITLE SURVEY

HIGHLAND COURT • PEWAUKEE, WI 53072

NATIONAL SEAL

DATES
E JULY 19, 2011
MAR. 27, 2011
APR. 15, 2011

MBER
520

NUMBER
AL