

ALTA/NSPS
LAND TITLE SURVEY

CLIENT

Bars and Recreation Inc.

SITE ADDRESS

6325 W. National Avenue, City of West Allis, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Lots 3, 36, 37 and 38, in Block 5, in Liberty Heights, being a Subdivision of a part of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the South line of West National Avenue which is assumed to bear N57°22'31"E.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-12317, effective date of January 25, 2022, which lists the following easements and/or restrictions from schedule B-I:

1, 6, 7 & 8 visible evidence shown, if any.

2, 3, 4, 5, 9 not survey related.

10. Redevelopment Plan for the Six Points/Farmers Market Redevelopment Project and Certificate of Recording Officer and other matters as contained in the instrument recorded February 22, 2001 as Document No. 8027619.
Amendment to Redevelopment Plan for the Six Points/Farmers Market Redevelopment Project and Certificate of Recording Officer recorded November 26, 2001 as Document No. 8175523.
Second Amendment to Redevelopment Plan for the Six Points/Farmers Market Redevelopment Project and Certificate of Recording Officer recorded December 17, 2001 as Document No. 8185313.
Resolution to Approve Certain Lands and Interests for Acquisition in the Six Points/Farmers Market Redevelopment Project Area recorded December 21, 2001 as Document No. 8188820.
Resolution to Approve Certain Lands and Interests for Acquisition in the Six Points/Farmers Market Redevelopment Project recorded July 12, 2002 as Document No. 8312180. **Affects property by location, blanket type.**

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Milwaukee, Community Panel No.55079C00883, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 18,693 square feet or 0.4291 acres.
- 6(a). A zoning report or letter has not been provided/
6(b). A zoning report has not been provided.
9. There are no parking spaces marked on this site.
10. There was no observable evidence of division or party walls at the time of survey.
- 11(a). No plans/or reports were provided by client.
- 11(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 20193710630. 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.
- 20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

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: Sec. 12.41 & 12.42

Site is zoned: C-3 (Community Commercial District)

Front setback: None

Side setback: 10 feet

Rear setback: 10 feet

Building Height: None

ENCROACHMENT TABLE

A	BUILDING ENCLOSES OVER PROPERTY LINE
B	BUILDING OVERHANG ENCLOSES OVER PROPERTY LINE

TO: Bars and Recreation Inc. and/or Assigns
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 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(a), 11(b), 13, and 20(a) of Table A thereof. The field work was completed on February 25, 2022.

Date of Map: March 7, 2022



Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2812

Date	Revision description

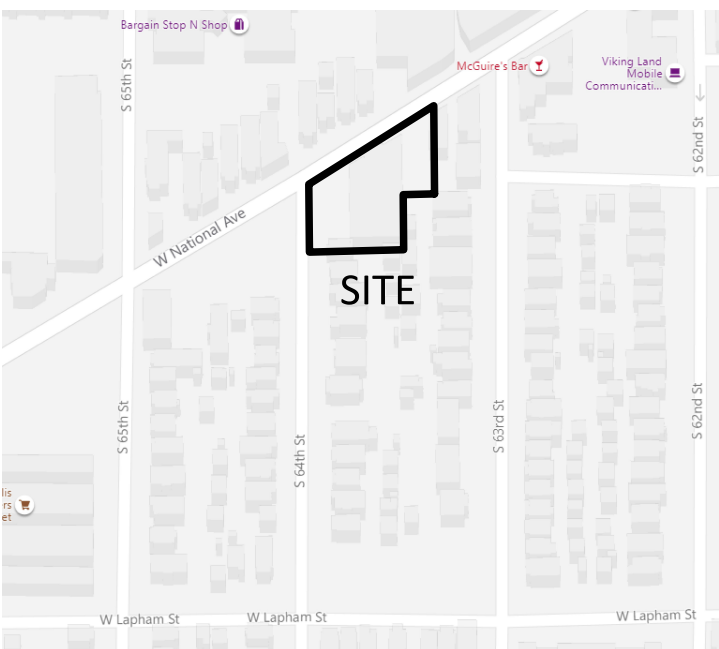
CHAPUT
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Drawing No. 20220307ALT3345-haw

VICINITY MAP



STARTING BENCHMARK: 108.04
REFERENCE MARK AND REFERENCE BENCHMARK
CROSS IN TOP OF SW SIDE OF HYD FLANGE

LEGEND

- 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
- ⊙ 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
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ 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

