

LEGEND

▲

= BENCH MARK

△

= CONTROL POINT

✖

= CHISELED MARK FOUND

✂

= CUT CROSS SET

○

= FOUND REBAR
OR MONUMENTATION AS NOTED

●

= 3/4" O.D.x24" LONG.
REBAR SET

■

= SECTION CORNER MON. WITH BRASS CAP

△

= FOUND MAG/PK

▲

= SET MAG NAIL

(R.A.)

= RECORDED AS

⊗

= WATER VALVE

⊗

= FIRE HYDRANT

⊗

= SOIL BORING

⊗

= SPOT ELEVATION

⊗

= BUSH, SHRUB

⊗

= POLE/POST/BOLLARD

⊗

= BOULDER

⊗

= WINDMILL

⊗

= PULLBOX

⊗

= MANHOLE TYPE NOTED

⊗

= SANITARY SEWER MANHOLE

⊗

= STORM SEWER MANHOLE

⊗

= TELEPHONE MANHOLE

⊗

= ELECTRIC MANHOLE

⊗

= WATER MANHOLE

⊗

= UTILITY METER

⊗

= SPRINKLER

⊗

= GUY WIRE POLE

⊗

= LIGHT POLE

⊗

= PEDESTAL

⊗

= POWER POLE

⊗

= POWER/LIGHT POLE

⊗

= TRAFFIC SIGNAL

⊗

= CURB STOP

⊗

= INLET

⊗

= CURB INLET

⊗

= GAS VALVE

⊗

= LIGHT POLE WITH MAST

⊗

= TREE (CONIFEROUS) DRIP LINE SCALABLE

⊗

= TREE (DECIDUOUS) DRIP LINE SCALABLE

⊗

= TREE STUMP

⊗

= CLEANOUT

⊗

= FLAG POLE

⊗

= WELL

⊗

= MONITORING WELL

⊗

= SIGN ON POST

⊗

= PARKING METER

⊗

= UTILITY CONTROL BOX

⊗

= UNKNOWN UTILITY VALVE

FL. EL.

= FIRST FLOOR ELEVATION

⊗

= BUILDING OUTLINE

= MINOR CONTOUR

= MAJOR CONTOUR

= FENCE

= BEAM GUARD

= CHAINLINK FENCE

= WOODED AREA/SHRUB EDGE

= WATER MAIN

= STORM SEWER

= SANITARY SEWER

= COMBINED SEWER

= NATURAL GAS MAIN

= UNDERGROUND TELEPHONE

= UNDERGROUND ELECTRIC

= OVERHEAD UTILITY LINES

= UNDERGROUND FIBER OPTIC

= UNDERGROUND CABLE TV

= BUREAU OF ELEC. SERV. CL. MIL.

= STEAM LINE

= COMMUNICATION CONDUIT

(P)

= IN LIFESTYLE INDICATES, DRAWN PER
EXISTING PLANS AND ARE APPROXIMATE

= ASPHALT SURFACE

= CONCRETE SURFACE

= WETLANDS

Line Table			
Line #	Length	Direction	
L1	9.03'	S25°17'05"W	
L2	13.88'	N60°51'18"E	
L3	0.70'	S07°59'57"E	
L4	2.73'	S89°52'11"E	

Curve Table				
Curve #	Radius	Length	Chord	Chord Bearing
C1	155.00'	140.31'	135.57'	S51°13'03"W
C2	95.00'	51.92'	51.27'	S09°37'46"W
C3	400.00'	204.38'	202.16'	N75°29'34"E
C4	110.00'	110.89'	106.25'	N31°58'34"E

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NW ¼ OF SECTION 30 TOWNSHIP 4 NORTH, RANGE 18 EAST, IN THE VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S NOTES
1. CONTOURS FROM 2018 TOPOGRAPHICAL DATA.
2. EDGE OF CREEK FROM GOOGLE EARTH JUNE 18, 2015 AERIAL.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

Note:

Underground Utilities Located by:

DIGGERS' HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTERS HOTLINE TICKETS
20183913393

SCHEDULE B NOTES: (CORRESPONDS WITH B EXCEPTIONS ON THE MAP)

Schedule B:
THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 75257, DATED SEPTEMBER 13, 2016, WHICH LISTS THE FOLLOWING APPLICABLE EXCEPTIONS PER SCHEDULE B.
14. Wisconsin Priority Watershed Cost-Share Agreement recorded in the office of the Register of Deeds for Walworth County, Wisconsin on April 7, 2000 as Document No. 440655, (Not on parcel)
15. Conservation Easement dated December 27, 2000 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 28, 2000 as Document No. 458894, (Not on parcel)
16. Utility Easement to CENTURY TELEPHONE OF THE MIDWEST recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 25, 2003 as Document No. 567360, (Blanket Easement)
17. Condominium Declaration and Restrictions dated June 22, 2005 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 22, 2005 as Document No. 647594, (As shown)
18. Amended Declarations dated December 1, 2008 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 22, 2008 as Document No. 751551, (Not on survey)
19. Conservation Agreement Assumption dated December 12, 2013 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 13, 2013 as Document No. 877098, (Not on parcel)
20. Second Amendment to Declaration of Condominium dated September 4, 2015 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on October 8, 2015 as Document No. 913428, (Not survey related)
21. Easement/Right-of-way dated December 3, 2008 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 22, 2008 as Document No. 751553, (No Parcel 2, not applicable)
22. Easement/Right-of-way dated July 10, 2015 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 13, 2015 as Document No. 908268, (No Parcel 2, not applicable).

TABLE A NOTES

1. MONUMENTS PLACED OR FOUND. (AS SHOWN)

3. FLOOD ZONE CLASSIFICATION PER FEMA PANEL 55127 C00910 EFFECTIVE DATE: 10/2/2009

4. GROSS LAND AREA: (AS SHOWN)

5. VERTICAL RELIEF PER CONTOURS SHOWN ON FACE OF PLAT ALONG WITH DATUM AND BENCH MARKS. (AS SHOWN)

8. SUBSTANTIAL FEATURES AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY. (AS SHOWN)

11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). (AS SHOWN)

19. INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AS SHOWN)

20. PROFESSIONAL LIABILITY INSURANCE CONFIRMATION (CERTIFICATE SUPPLIED).

LEGAL DESCRIPTION:
LEGAL DESCRIPTION PROVIDED PER THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 75257, DATED SEPTEMBER 13, 2016.

EXPANSION LAND PARCEL 1:
BEING PART OF THE NW 1/4 OF SECTION 30, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 30; THENCE WITH THE WEST LINE OF SAID NW 1/4 S0°06'57"E, A DISTANCE OF 675.03' TO A POINT; THENCE N82°03'48"E, A DISTANCE OF 1258.17' TO THE POINT OF BEGINNING; THENCE N82°03'48"E, A DISTANCE OF 503.71' TO A POINT; THENCE S00°06'40"W, A DISTANCE OF 220.38' TO A POINT; THENCE N82°02'00"E, A DISTANCE OF 368.12' TO A POINT; THENCE S07°59'57"E, A DISTANCE OF 0.70' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 140.31, SAID CURVE HAVING A RADIUS OF 155.00, A CHORD THAT BEARS S51°13'03"W, FOR A DISTANCE OF 135.57' TO A POINT; THENCE S25°17'05"W, A DISTANCE OF 9.03' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 51.92', SAID CURVE HAVING A RADIUS OF 95.00', A CHORD THAT BEARS S9°37'46"E FOR A DISTANCE OF 51.27' TO A POINT; THENCE S74°47'15"W, A DISTANCE OF 155.99' TO A POINT; THENCE S44°15'57"E, A DISTANCE OF 189.22' TO A POINT; THENCE S80°39'42"E, A DISTANCE OF 257.38' TO A POINT; THENCE N01°39'33"E, A DISTANCE OF 96.84' TO A POINT; THENCE S89°52'11"E, A DISTANCE OF 2.73' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 110.89', SAID CURVE HAVING A RADIUS OF 110.00', A CHORD THAT BEARS N31°58'34"E FOR A DISTANCE OF 106.25' TO A POINT; THENCE N71°22'04"E, A DISTANCE OF 68.90' TO A POINT; THENCE S00°02'03"E, A DISTANCE OF 404.54' TO A POINT; THENCE S82°55'43"W, A DISTANCE OF 1121.48' TO A POINT; THENCE N00°12'23"W, A DISTANCE OF 279.87' TO A POINT; THENCE S81°39'13"W, A DISTANCE OF 200.85' TO A POINT, THENCE N00°21'11"W, A DISTANCE OF 487.85' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 13.91 ACRES. Said land being "EXPANSION LAND" within Fields Neighborhood Condominium, created by Declaration dated June 22, 2005 and recorded in the Walworth County Register of Deeds Office on July 22, 2005, as Document No. 647594 and Condominium Plat thereof, and as amended, EXCEPTING PARCEL 2.

SURVEYOR'S CERTIFICATE:
To: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 75257, DATED SEPTEMBER 13, 2016 PSG EAST TROY LLC (PARCEL 1, TAX NO. RFNC 0004A), only.

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 1, 3, 4, 5, 8, 11, 13, 19 and 20 of Table A thereof. The fieldwork was completed on October 11, 2018.

Dated this 11th day of October, 2018.

Gary R. Splinter

KAPUR & ASSOCIATES, INC.

CONSULTING ENGINEERS

1224 SOUTH PINE STREET
BURLINGTON, WISCONSIN 53105
Phone 262-767-2747 Fax 262-767-2750

www.kapurengineers.com

PROJECT:
EXPANSION LANDS
FIELDS
NEIGHBORHOOD
CONDOMINIUM

LOCATION:
VILLAGE OF EAST
TROY, WISCONSIN

CLIENT:
PSG, INC.

RELEASE:
FINAL DRAFT

REVISIONS:		
#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 80'

SEAL:

WISCONSIN

GARY R. SPLINTER
S-2239
OAK CREEK
WI

LAND SURVEYOR

we fabric, we measure,
we turn your vision into reality.

SHEET:
ALTA/NSPS LAND TITLE
SURVEY

DRAWN BY: SJS/CLS
CHECKED BY: GRS
APPROVED BY: GRS
PROJECT NUMBER: 17.0006.01

SHEET NUMBER:
1 OF 1

D:\WALWORTH_CO\EAST TROY_VILLAGE\PRIV170006_FIELDS NEIGHBORHOOD FIRST ADDENDUM ALTA\SURVEY\DWG\170006_ALTA_2018-UPDATE.DWG 10/18/2018 9:12 AM