

SCHEDULE B-II EXCEPTION NOTES: (NO) CORRESPONDS TO EXCEPTION ON THE MAP.

TITLE POLICY PROVIDED BY KNIGHT BERRY TITLE, INC. DATED DECEMBER 7, 2022, FILE NO. 2108793

- 1.-4. NOT SURVEY RELATED
- 5.-8. STANDARD SURVEY EXCEPTIONS
- 9. NOT SURVEY RELATED
- 10. STANDARD SURVEY EXCEPTIONS
- 11. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY PER DOC. NO. 322857. (BLANKET POLE LINE EASEMENT)
- 12. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY PER DOC. NO. 475062. (DOES NOT AFFECT SUBJECT PARCEL)
- 13. ACCESS RESTRICTIONS CONTAINED IN AWARD OF DAMAGES PER DOC. NO. 612974. (NO ACCESS/ACCESS RESTRICTIONS AS SHOWN)
- 14. EASEMENT GRANTED TO NORTH-WEST TELEPHONE COMPANY PER DOC. NO. 665162. (POSSIBLE 10' WIDE EASEMENT RUNNING PARALLEL TO ROAD RIGHT-OF-WAY NOT ABLE TO RECREATE DO TO LACK OF INFORMATION)
- 15. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CSM NO. 2726 AS DOCUMENT NO. 334330. AFFECTED BY RESTRICTION REMOVAL AFFIDAVIT PER DOC. NO. 855631. (AS SHOWN)
- 16. DRIVEWAY EASEMENT AGREEMENT BY AND BETWEEN ANTHONY FRASCONA AND LOFT SPACE PARTNERSHIP LLP AND OTHER MATTERS CONTAINED IN DOC. NO. 453337. (AS SHOWN)
- 17. DECLARATION OF RESTRICTIVE COVENANTS BY A.J. FRASCONA AND OTHER MATTERS CONTAINED IN DOC. NO. 457580. (NOT SURVEY RELATED)
- 18. GRANT OF ACCESS EASEMENTS BY A.J. FRASCONA AND OTHER MATTERS CONTAINED IN THE INSTRUMENT PER DOC. NO. 457581. (AS SHOWN)
- 19. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CSM 3277 PER DOC. NO. 457582. AS AFFECTED BY RESTRICTION REMOVAL AFFIDAVIT PER DOC. NO. 855631. AS FURTHER AFFECTED BY CORRECTION INSTRUMENT-RECISSION OF TRANS 233 RESTRICTIONS RECORDED DECEMBER 8, 2022 AS DOCUMENT NO. 1072541. (AS SHOWN OR NOTED ON SURVEY)
- 20. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CSM NO. 4464 PER DOC. NO. 855632. AS AFFECTED BY CORRECTION INSTRUMENT-RECISSION OF TRANS 233 RESTRICTIONS RECORDED DECEMBER 8, 2022 AS DOCUMENT NO. 1072541. (AS SHOWN).
- 21. NOT SURVEY RELATED
- 22. TEMPORARY LIMITED EASEMENT CONTAINED IN WARRANTY DEED RECORDED AUGUST 3, 2022 AS DOCUMENT NO. 1066299 AND SET FORTH ON TRANSPORTATION PROJECT PLAT NO. 2698-03-21-4.02 RECORDED MAY 2, 2022 AS DOCUMENT NO. 1061022. (AS SHOWN)
- 23.-24. NOT SURVEY RELATED.

TABLE A NOTES:

- 1. MONUMENTS PLACED OR FOUND (AS SHOWN)
- 3. PER FEMA FIRM MAP No. 55127C0092D, EFFECTIVE DATE OCTOBER 2, 2009. THE PROPERTY IS IN ZONE X AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
- 4. GROSS LAND AREA: 94,101 SQ. FT. OR 2.16 ACRES
- 5. VERTICAL RELIEF: SOURCE OF INFORMATION IS GROUND SURVEY, VERTICAL DATUM IS NAVD 88 (GEOID 12A)
- 6. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE)(E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). (AS SHOWN)
- 11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SEC. 5.E.IV AS DETERMINED BY:
 - (A) PLANS OR REPORTS PROVIDED BY THE CLIENT (NONE PROVIDED)
 - (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. (AS SHOWN)
 LOCATION OF UTILITIES EXISTING ON OR SERVING THE PROPERTY SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, 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 AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

LEGAL DESCRIPTION PER TITLE POLICY

LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 4464 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WALWORTH COUNTY, WISCONSIN, ON JANUARY 22, 2013 IN VOLUME 29 OF CERTIFIED SURVEY MAPS, AT PAGE 97, AS DOCUMENT NO. 855632, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3277, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, IN THE VILLAGE OF EAST TROY, COUNTY OF WALWORTH, STATE OF WISCONSIN. EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED AUGUST 3, 2022 AS DOCUMENT NO. 1066299.

TAX KEY NO. RA446400002 (LOT 2) AND RA446400003 (LOT 3)

SURVEYOR'S CERTIFICATE

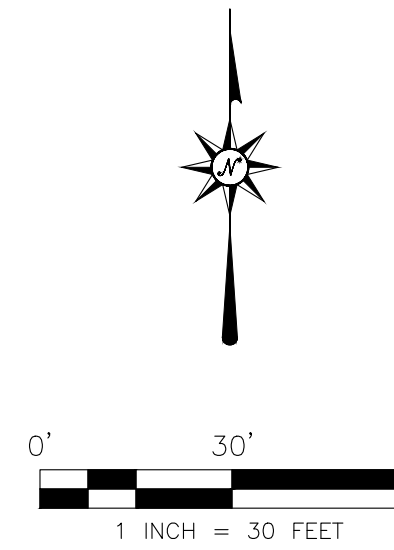
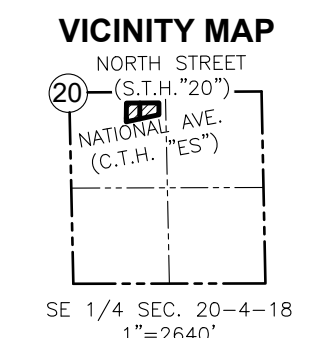
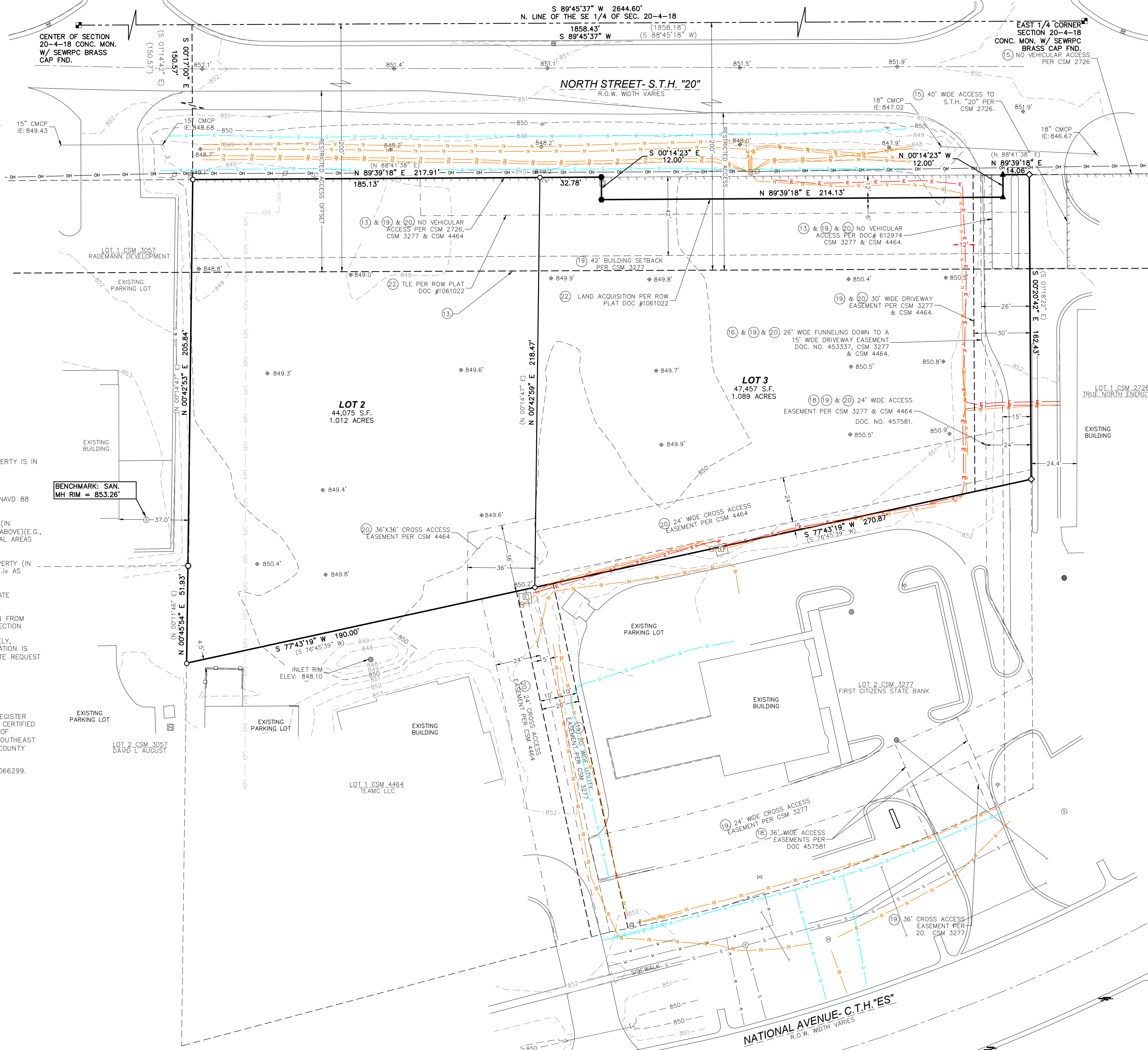
- TO:
- 1. EAST TROY LAND LLC
- 2. KNIGHT BERRY TITLE, INC.
- 3. FIRST AMERICAN TITLE INSURANCE COMPANY

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, 3, 4, 5, 11(A)(B) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 17, 2021.

DATED THIS 20TH DAY OF DECEMBER, 2022.

MATTHEW T. O'ROURKE, S-2771

ALTA/NSPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 4464 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WALWORTH COUNTY, WISCONSIN, ON JANUARY 22, 2013 IN VOLUME 29 OF CERTIFIED SURVEY MAPS, 55632, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3277, LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, IN THE VILLAGE OF EAST TROY, COUNTY OF WALWORTH, STATE OF WISCONSIN.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH COUNTY ZONE (NAD 83 WISCONS 2011) AND REFERENCED TO THE NORTH LINE OF LOT 2 CSM 4464 MEASURED AS N89°39'18\"/>

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

○	DOT MONUMENT
○	FOUND 3/4 REBAR OR NOTED
○	FOUND 1\"/>



REV.	10/31/2023 EASEMENT VERIFICATION (MO)	CHECKED BY	MTD
REV.		DRAWN BY	LJS
REV.			
REV.	LOT 2 AND LOT 3 OF CSM 4464 VILLAGE OF EAST TROY WALWORTH COUNTY, WISCONSIN		

CLIENT	CAMPBELL CONSTRUCTION JC, INC.
PROJECT	BOUNDARY SURVEY
LAYOUT	ALTA/NSPS LAND TITLE SURVEY
DRAWING	22136_SURVEY.DWG



SCALE	1:30
DATE	12/20/2022
JOB NO.	22136
SHEET	1 OF 1