

ALTA/NSPS LAND TITLE SURVEY

THE LEGAL DESCRIPTION OF RECORD AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVEYOR BY SOUTHEASTERN TITLE, LLC, AN AUTHORIZED AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.
 COMMITMENT NUMBER 92502018 EFFECTIVE DATE: March 7, 2025 at 7:44 am

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

PART OF LOT 2, BLOCK 12 OF THE ORIGINAL PLAT TO THE VILLAGE OF EAST TROY DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 TO A POINT IN LINE WITH THE NORTH SIDE OF THE NORTH WALL OF THE OPERA HOUSE; THENCE EAST ON SAID LINE 45 FEET; THENCE NORTH 5 FEET 2 1/2 INCHES TO AN IRON STAKE; THENCE EAST PARALLEL TO SAID WALL 70 FEET TO AN IRON STAKE; THENCE NORTH 2 FEET 3 INCHES TO AN IRON STAKE ON THE NORTH LINE OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, 15 FEET TO A POINT; THENCE SOUTH TO A POINT IN THE SOUTH LINE OF SAID LOT 2, SAID POINT BEING 130 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2; THENCE WEST TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY, IN COMMON WITH OTHERS, ONE ROD IN WIDTH ON DRIVEWAY FROM THE EAST LINE OF LOT 2 TO THE EAST LINE OF THE PREMISES ABOVE DESCRIBED, SAID LAND BEING IN THE VILLAGE OF EAST TROY, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

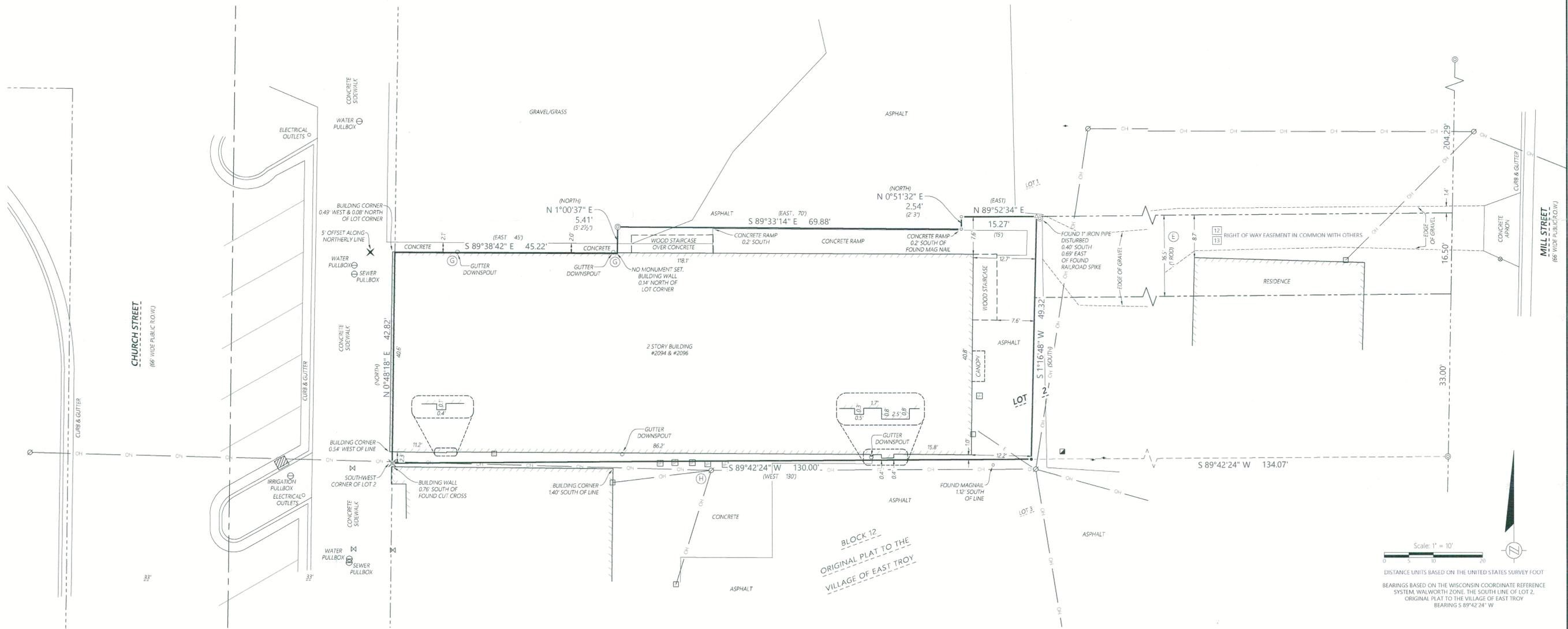
- ITEMS 1-10, 14, and 15 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEY RELATED AND ARE NOT LISTED.
11. EASEMENT TO NORTH-WEST TELEPHONE COMPANY DATED FEBRUARY 6, 1975 AND RECORDED MARCH 13, 1975 IN VOLUME 131 OF RECORDS, PAGE 344, AS DOCUMENT NO. 689309. AFFECTS SURVEYED PROPERTY. - BLANKET EASEMENT.
12. TERMS, CONDITIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE RIGHT OF WAY DESCRIBED IN SCHEDULE A OF THE SUBJECT PREMISES.
 - AFFECTS SITE, LOCATION SHOWN.
 - ALSO AS SHOWN ON PLAT OF SURVEY BY B.W. SURVEYING JOB NUMBER 3741 DATED NOVEMBER 20, 1998.
 - ALSO AS SHOWN ON PLAT OF SURVEY BY KETTLE MORAINÉ SURVEYING JOB NUMBER 00275 DATED OCTOBER 18, 2000.
13. IT IS STIPULATED THAT NOTHING HEREIN IS TO BE CONSTRUED AS INSURING THAT THE RIGHT OF WAY DESCRIBED IN SCHEDULE A IS OPEN AND UNOBSTRUCTED UNLESS THE COMPANY IS FURNISHED WITH AN ACCEPTABLE SURVEY INDICATING THAT SAID RIGHT OF WAY IS OPEN AND UNOBSTRUCTED.
 - AFFECTS SITE, LOCATION SHOWN.
 - ALSO AS SHOWN ON PLAT OF SURVEY BY B.W. SURVEYING JOB NUMBER 3741 DATED NOVEMBER 20, 1998.
 - ALSO AS SHOWN ON PLAT OF SURVEY BY KETTLE MORAINÉ SURVEYING JOB NUMBER 00275 DATED OCTOBER 18, 2000.

TABLE A ITEMS

- ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.
- ITEM 2: SURVEYED PARCEL HAS AN ADDRESS OF 2094 & 2096 CHURCH STREET, EAST TROY, WI 53120 ADDRESS INFORMATION PROVIDED BY OTHERS OR TAKEN FROM PUBLIC RECORDS.
- ITEM 3: SUBJECT PARCEL IS LOCATED IN ZONE 'X' (AREA OF MINIMAL FLOODING) OF FEMA FLOOD MAP NO. 55127C0092D HAVING AN EFFECTIVE DATE OF 10/2/2009.
- ITEM 4: GROSS LAND AREA OF SURVEYED PARCEL IS 5,970 SQ. FT. (0.137 ACRES).
- ITEM 7(a): EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON.
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.
- ITEM 9: NO PARKING SPACES OBSERVED ON SURVEYED PROPERTY.

GENERAL NOTES

- (A) EXHIBIT 'A' LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.
- (B) THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.
- (C) THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.
- (D) R.H. BATTERMAN & CO., INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.
- (E) THE SURVEYED PARCEL HAS 1 PHYSICAL ACCESS LOCATION(S) TO MILL STREET AS PLOTTED HEREON OVER A RIGHT OF WAY IN COMMON WITH OTHERS.
- (F) THIS SURVEY IS A RETRACEMENT OF A SURVEY BY B.W. SURVEYING, JOB NUMBER 3741, DATED NOVEMBER 20, 1998.
- (G) GUTTER DOWNSPOUTS DISCHARGE ONTO ADJACENT PROPERTY.
- (H) AIR CONDITIONING UNITS SERVICING BUILDING ARE PARTIALLY SOUTH OF BOUNDARY LINE.



MONUMENT KEY

- ⊙ 1" Iron Pipe Found
- Mag Nail Set
- Mag Nail Found
- △ Railroad Spike Found
- × Cut Cross Set
- × Cut Cross Found
- XXXXXX Record/Deed Information

LEGEND

- Existing Boundary Line
- - - Existing Right-of-Way
- - - Existing Adjacent Property
- - - Existing Centerline
- - - Existing Easement Line
- OH — Existing Overhead Power
- E — Existing Electric
- SI — Existing Storm Sewer
- Existing Electric Meter
- ⊠ Existing Telephone Pedestal
- ⊙ Existing Pull Box
- ⊙ Existing Utility Pole
- ⊕ Existing Guy Wire
- ⊠ Existing Curb Inlet
- ⊠ Existing Gas Meter
- ⊠ Existing Gas Valve
- ⊠ Existing Air Conditioner
- ⊠ Existing Water Valve

SURVEYOR'S CERTIFICATE

To: Harwood House, LLC
 Farmers Insurance Federal Credit Union, its successors and/or assigns
 First American Title Insurance

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, 7(a), 8, and 9 of Table A thereof.

The field work was completed on April 1, 2025.
 David J. Earl, P.L.S.
 Wisconsin Professional Land Surveyor S-3257
 Dated this 10th day of April, 2025.

