

ALTA/NSPS LAND TITLE SURVEY
LOTS 33-36, 38-42, AND 44 OF FAIR MEADOW SUBDIVISION ADDITION NO. 1
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -
FARLEY NESHEK REALTY CORP.
P.O. BOX 75
ELKHORN, WI 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
7/18/2018
ADDRESS COMMENTS

PROJECT NO.
6104.ALTA.18
DATE
07/12/2018
SHEET NO.
1 OF 1

ALTA/NSPS LAND TITLE SURVEY LOTS 33-36, 38-42, AND 44 OF FAIR MEADOW SUBDIVISION ADDITION NO. 1

LOCATED IN PART OF THE SE 1/4 & NE 1/4 OF THE NW 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 17 EAST,
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

Lots 33, 34, 35, 36, 38, 39, 40, 41, 42 and 44, Fair Meadow Subdivision Addition No. 1, located in part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 31, Town 3 North, Range 17 East, in the City of Elkhorn, County of Walworth, State of Wisconsin, including Lots 34 through 41 of Rendon Subdivision Addition No. 1, Lots 42 and 45 through 55 of Rendon Subdivision Addition No. 2, and Hannah Street.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. WA-11208 REVISION B

SCHEDULE B, PART II, EXCEPTIONS

- 1-10) NOT SURVEY RELATED.
- 11) EASEMENT DESCRIBED IN DOCUMENT NO. 498689 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY (APPEARS TO FALL WITHIN WHAT IS NOW EAST 1st AVENUE R.O.W.) AND IS NOT SHOWN HEREON.
- 12) EASEMENT DESCRIBED IN DOCUMENT NO. 49902 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY (APPEARS TO FALL WITHIN WHAT IS NOW EAST 1st AVENUE R.O.W.) AND IS NOT SHOWN HEREON.
- 13) EASEMENT DESCRIBED IN DOCUMENT NO. 49903 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY (APPEARS TO FALL WITHIN WHAT IS NOW EAST 1st AVENUE R.O.W.) AND IS NOT SHOWN HEREON.
- 14) NO RECITALS NOTED ON DOCUMENT NO. 219954.
- 15-16) NOT SURVEY RELATED
- 17) NO EASEMENTS KNOWN.
- 18) RECITALS NOTED ON DOCUMENT NO. 725385 SHOWN HEREON.
- 19-21) NOT SURVEY RELATED.

SURVEY NOTES:

- 1) THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. WA-11208 REVISION B, ISSUED APRIL 16, 2018.
- 2) THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 55127C0195D, EFFECTIVE DATE OCTOBER 2, 2009.
- 3) PROPERTY ADDRESS: VACANT LOTS, FAIR MEADOW LAKE
- 4) ACCORDING TO THE CITY OF ELKHORN ZONING ADMINISTRATOR THE SUBJECT PROPERTY IS ZONED R-4 RESIDENTIAL MIXED USE.

SCHEDULE B ITEM 18 RECITALS:

"NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT."

"AS OWNER, I HEREBY RESTRICT ALL LOTS AND OUTLOTS IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STATE HIGHWAY "11", AS SHOWN ON THE PLAT, IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS."

"THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE LEVELS EXCEEDING THE LEVELS IN TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH LANE CAPACITY."

SURVEYOR'S CERTIFICATE:

TO: FN LAND CORP., 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 2016 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), 8, 10(a), AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 6, 2018.

DATE OF PLAT OR MAP: 7/12/2018

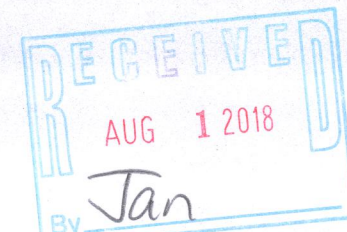
BRIAN M. CARLSON P.L.S. 2039

office@farrishansen.com

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - = SET IRON REBAR STAKE
 - = MANHOLE LOCATED
 - ⊕ = HYDRANT LOCATED
 - ⊗ = WATER VALVE LOCATED
 - ⊘ = LIGHT POLE LOCATED
 - ⊞ = ELECTRIC BOX LOCATED
 - ⊟ = TRANSFORMER LOCATED
 - ⊠ = TELEPHONE BOX LOCATED
 - ⊡ = CABLE BOX LOCATED
 - = FLAGGED ELECTRIC LINE LOCATED
 - = FLAGGED TELEPHONE LINE LOCATED
 - = FLAGGED CABLE LINE LOCATED
 - = FLAGGED GAS LINE LOCATED
 - XX' U.E. = UTILITY EASEMENT
 - XX' U.E.C. = UTILITY EASEMENT CENTERED ON LOT LINE(S)
 - XX' D.E. = DRAINAGE EASEMENT
 - {XXX} = RECORDED AS

YFM1-33
34
35
36
37
38
39

YFM1-40
41
42
43
44



004-2661