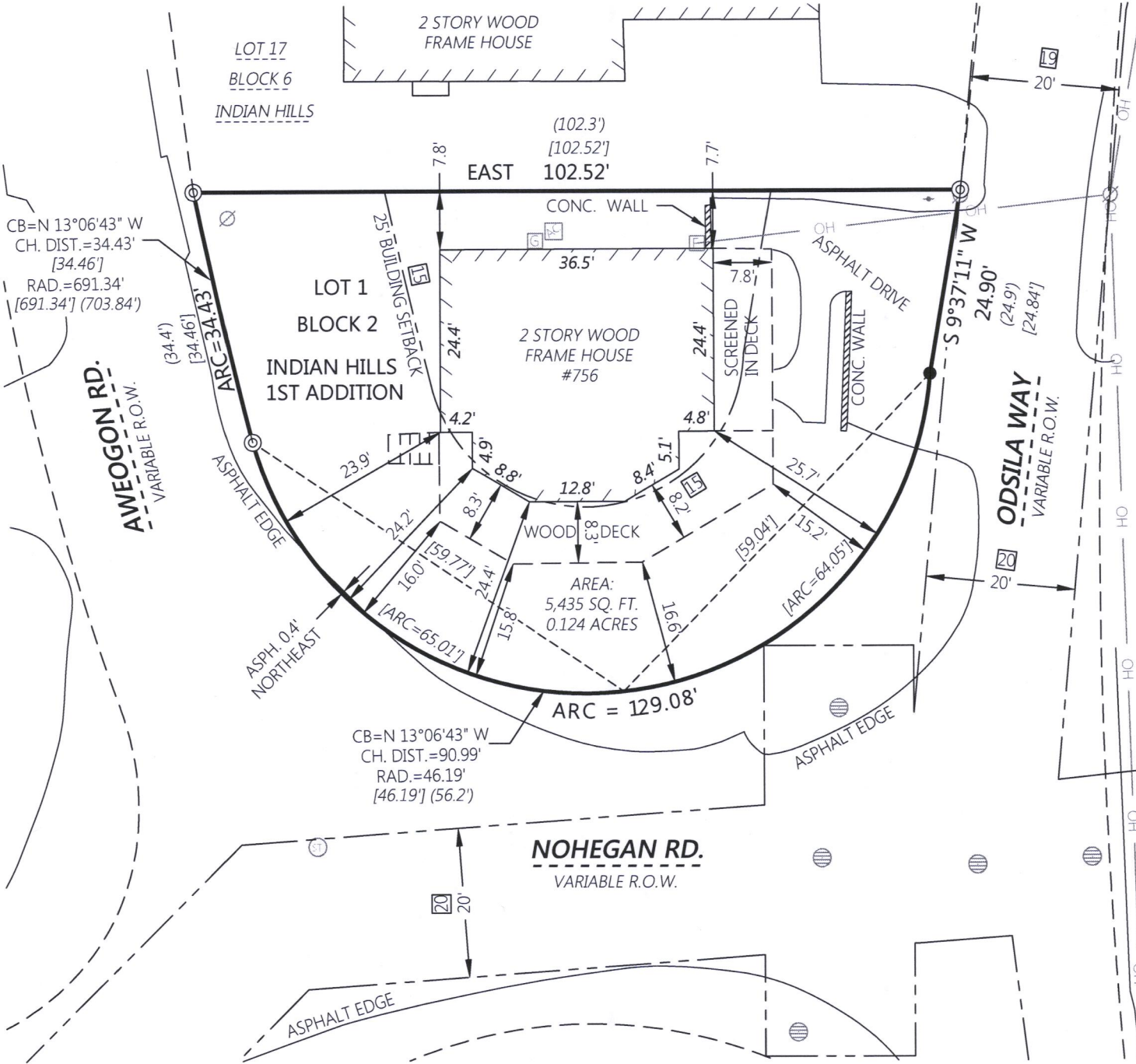


PLAT OF SURVEY

OF LOT 1, BLOCK 2, INDIAN HILLS 1st ADDITION, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T. 1 N., R. 16 E., OF THE 4TH P.M., VILLAGE OF FONTANA ON GENEVA LAKE, WALWORTH COUNTY, WISCONSIN.



MONUMENT KEY

- Mag Nail Set
- ⊙ Iron Pipe Found
- Curve Chord/Radius Line
- (XXX.XX) Record Information
- [XXX.XX] Previously Surveyed Measurements Per "Abernathy and Associates" Plat of Survey Dated August 22nd, 1997.

LEGEND

- Existing Boundary Line
- - - Existing Adjacent Property
- - - Existing Easement Line
- OH Existing Overhead Power
- ⊙ Existing Utility Pole
- Existing Guy Wire
- ⊙ Existing Air Conditioner
- ⊙ Existing Electric Meter
- ⊙ Existing Gas Meter
- ⊙ Existing Round Inlet
- ⊙ Existing Sanitary Manhole

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

ITEMS 1-11 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEYED RELATED AND ARE NOT LISTED

- Covenants and restrictions and grant of easement contained in Warranty Deed from DeWitt L. Roberts and Helen S. Roberts, his wife and Joseph T. O'Brien and Bernice M. O'Brien, his wife to Louise H. Lehle, recorded January 10, 1930 in Vol. 191 of Deeds on Page 307. REFERENCES LOT 10 IN BLOCK 6 OF INDIAN HILLS FIRST ADDITION, DOES NOT AFFECT SURVEYED PARCEL.
- Terms and Conditions of By-Laws for Indian Hills Home Owners Association as contained in an instrument recorded in the office of the Register of Deeds for Walworth County, Wisconsin on November 29, 1989 in Volume 473 of Records, Page 411, as Document No. 186855 and Amended to By-Laws recorded in the office of the Register of Deeds for Walworth County, Wisconsin in Volume 482 of Records, Page 469, as Document No. 192020. NOT SURVEY RELATED.
- Reservations, uses, rights, and conditions as set forth on the recorded Plat of Indian Hills First Addition. PERPETUAL RIGHT-OF-WAY OF ROADWAY FOR USE OF THE OWNERS, ALONG WITH THE ROADS IN INDIAN HILLS, A SUBDIVISION. PLAT ALSO DEPICTS A DASHED LINE PRESUMED TO BE A BUILDING SETBACK LINE, NOT DIMENSIONED OR LABELED ON PLAT.
- Building line as shown on the Plat of Indian Hills. PLOTTED HEREON. NOT DIMENSIONED ON PLAT, 25' SETBACK DERIVED FROM PREVIOUS SURVEYS. A VARIANCE FROM CERTAIN PROVISIONS OF THE ZONING ORDINANCE WAS GRANTED DECEMBER 31ST, 1997.
- Easement granted to Village of Fontana-on-Geneva Lake for installation, construction and maintenance of sanitary sewer mains and water mains in the road and streets of Indian Hills First Addition, etc. NO EASEMENT DOCUMENT PROVIDED TO SURVEYOR.
- Water and Sewer Easement granted to the Village of Fontana-on-Geneva Lake dated January 15, 1969 and recorded January 21, 1969 in Volume 2 of Records on page 144 as Document No. 610332. A PERPETUAL EASEMENT FOR SANITARY SEWER MAINS AND WATER MAINS IN THE ROADS AND STREETS IN INDIAN HILLS FIRST ADDITION.
- Easement granted by Indian Hills First Addition Association, Inc. to Village of Fontana-on-Geneva Lake, recorded January 9, 1973 in Volume 84 of Records on page 306 as Document No. 659327 for ingress and egress on the roadways in Indian Hills First Addition for purposes of granting of municipal services, etc. AN EASEMENT FOR INGRESS AND EGRESS FOR PURPOSES OF GRANTING OF MUNICIPAL SERVICES OVER ROADWAYS ON THE PLAT OF INDIAN HILLS FIRST ADDITION.
- Storm Sewer Utility Easement Agreement dated March 5, 2018 and recorded June 27, 2018 as Document No. 970234. PLOTTED HEREON, THE LOCATION OF WHICH IS APPROXIMATE. EXCEPTS ANY OVERLAP OF THE DESCRIBED EASEMENT ON ALL PLATTED LOTS IN INDIAN HILLS FIRST ADDITION.
- Storm Sewer Utility Easement Agreement dated March 5, 2018 and recorded June 27, 2018 as Document No. 970235. PLOTTED HEREON, THE LOCATION OF WHICH IS APPROXIMATE. EXCEPTS ANY OVERLAP OF THE DESCRIBED EASEMENT ON ALL PLATTED LOTS IN INDIAN HILLS FIRST ADDITION.

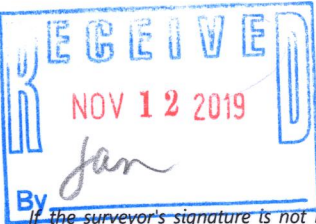


Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Rock

I hereby certify that I have supervised the survey of the property described above and to the best my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents the size and location of the property, exterior boundaries, the location of all visible structures, and dimensions of all principle buildings thereon, fences, easements of record, and roadways, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from the date hereof.

Given under my hand and seal this 9th day of September, 2019 at Beloit, Wisconsin
Last day of field work August 29th, 2019



If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

FOR THE EXCLUSIVE USE OF:
The Rauland Agency
118 Kenosha St.
Walworth, WI 53184

ORDER NO: 33393
BOOK: 585/31-32
FIELD CREW: DJE
DRAWN BY: DJE

Batterman
engineers surveyors planners
Beloit, Wisconsin 53511
2857 Bartels Drive
608.365.4464
www.batterman.com

PLAT OF SURVEY



SIHF-18 005-3493