ALTA/ACSM LAND TITLE SURVEY

SITUATED ON EDWARDS BOULEVARD, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

LOT 2 OF CERTIFIED SURVEY MAP NO. _____, A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3981, RECORDED AUGUST 18, 2006 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, AS DOCUMENT NO. 685693, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SEPTEMBER 6, 2006 | RYAN COMPANIES US, INC. | SURVEY NO. 163276-DAW

THIS IS TO CERTIFY TO TARGET CORPORATION AND CHICAGO TITLE INSURANCE COMPANY THAT I HAVE SURVEYED THE PROPERTY AND EASEMENT DESCRIBED AND SHOWN HEREON THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, 6, 8, 10, AND 11(A) OF TABLE "A" THEREOF, (II), PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE, AND (III) REFLECT THE MATTERS REFERENCED IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 2, 2006.

DATE OF SURVEY: SEPTEMBER 6, 2006

ERIC R. STURM
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2309

WISCONSIN ERIC R. STURM S-2309 NORTH PRAIRIE WI LAND SURVEYOR

SUGGESTED LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 89°54'09" WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 548.11 FEET TO A POINT; THENCE NORTH 00°26'51" WEST 240.79 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 00°26'51" WEST 3.71 FEET TO A POINT; THENCE SOUTH 89°27'46" WEST 169.75 FEET TO A POINT; THENCE NORTH 26°19'37" WEST 207.41 FEET TO A POINT; THENCE NORTH 00°00'15" EAST 550.40 FEET TO A POINT; THENCE SOUTH 49°23'24" EAST 206.56 FEET TO A POINT; THENCE SOUTH 00°00'15" WEST 7.86 FEET TO A POINT; THENCE SOUTH 89°59'45" EAST 269.80 FEET TO A POINT; THENCE NORTH 00°00'15" EAST 8.90 FEET TO A POINT; THENCE SOUTH 89°59'45" EAST 140.75 FEET TO A POINT; THENCE SOUTH 00°00'15" WEST 36.50 FEET TO A POINT; THENCE SOUTH 89°59'45" EAST 148.40 FEET TO A POINT; THENCE SOUTH 00°07'21" WEST 100.80 FEET TO A POINT; THENCE SOUTH 89°52'39" EAST 30.23 FEET TO A POINT; THENCE NORTHEASTERLY 77.41 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 140.00 FEET AND WHOSE CHORD BEARS NORTH 71°37'30" EAST 76.43 FEET TO A POINT; THENCE NORTH 55°47'05" EAST 30.89 FEET TO A POINT ON THE WEST LINE OF NORTH EDWARDS BOULEVARD; THENCE SOUTH 34°15'49" EAST ALONG SAID WEST LINE 61.00 FEET TO A POINT; THENCE SOUTH 55°47'05" WEST 30.94 FEET TO A POINT; THENCE SOUTHWESTERLY 114.35 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 201.00 FEET AND WHOSE CHORD BEARS SOUTH 72°04'59" WEST 112.82 FEET TO A POINT; THENCE NORTH 89°52'39" WEST 29.85 FEET TO A POINT; THENCE SOUTH 00°07'21" WEST 34.10 FEET TO A POINT; THENCE SOUTHEASTERLY 89.90 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 150.00 FEET AND WHOSE CHORD BEARS SOUTH 17°02'48" EAST 88.56 FEET TO A POINT; THENCE SOUTH 34°12'57" EAST 297.30 FEET TO A POINT; THENCE SOUTH 00°25'39" EAST 19.46 FEET TO A POINT; THENCE SOUTH 89°34'21" WEST 273.48 FEET TO A POINT; THENCE SOUTH 00°25'39" EAST 15.00 FEET TO A POINT; THENCE SOUTH 89°34'21" WEST 371.18 FEET TO THE POINT OF BEGINNING.
CONTAINING 461,993 SQUARE FEET OR 10.6059 ACRES.

A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 WHICH IS ASSUMED TO BEAR NORTH 89°54'09" EAST

B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 421508, EFFECTIVE DATE OF AUGUST 25, 2006, WHICH LISTS THE FOLLOWING ITEMS FROM SCHEDULE B-II:

1-5. NOT SURVEY RELATED

6-7. VISIBLE EVIDENCE SHOWN, IF ANY

8-9 NOT SURVEY RELATED

10. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD, STREET, HIGHWAY AND/OR ALLEY PURPOSES. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

11. EASEMENT GRANTED TO THE WISCONSIN SOUTHERN GAS COMPANY BY AN INSTRUMENT DATED JUNE 27, 1944 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON AUGUST 11, 1949 IN VOLUME 402 OF DEEDS AT PAGE 534 AS DOCUMENT NO. 418619. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

12. EASEMENT GRANTED TO THE WISCONSIN POWER AND LIGHT COMPANY BY AN INSTRUMENT DATED NOVEMBER 29, 1956 AND RECORDED IN SAID REGISTER'S OFFICE ON APRIL 6, 1957 IN VOLUME 509 OF DEEDS AT PAGE 522 AS DOCUMENT NO. 489165. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

13. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 934 AS DOCUMENT NO. 98060. AFFECTS SITE BY LOCATION – SHOWN

14. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 939 AS DOCUMENT NO. 98061. AFFECTS SITE BY LOCATION – SHOWN

15. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 944 AS DOCUMENT NO. 98062. AFFECTS SITE BY LOCATION – SHOWN

16. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 949 AS DOCUMENT NO. 98063. AFFECTS SITE BY LOCATION – SHOWN

17. STORM WATER DRAINAGE EASEMENT RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 685925. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

18. PROPOSED 50-FOOT WIDE SANITARY SEWER AND WATER EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP NO. _____. AFFECTS SITE BY LOCATION – SHOWN

19. EASEMENTS FOR WATER MAIN GRANTED TO THE CITY OF LAKE GENEVA BY INSTRUMENTS RECORDED APRIL 26, 1991 IN VOLUME 517 ON PAGE 486 AS DOCUMENT NO. 210110, AND RECORDED AUGUST 6, 1991 IN VOLUME 529 ON PAGE 993 AS DOCUMENT NO. 216088. DOES NOT AFFECT SITE BY LOCATION – NOT SHOWN

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF LAKE GENEVA, COMMUNITY PANEL NO. 550466 0002B, EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)

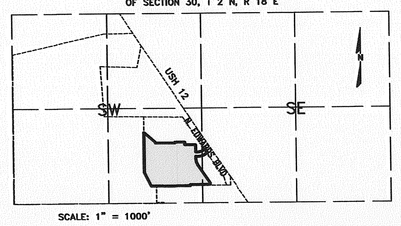
D. **PARKING SPACES**
THERE ARE NO REGULAR OR HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

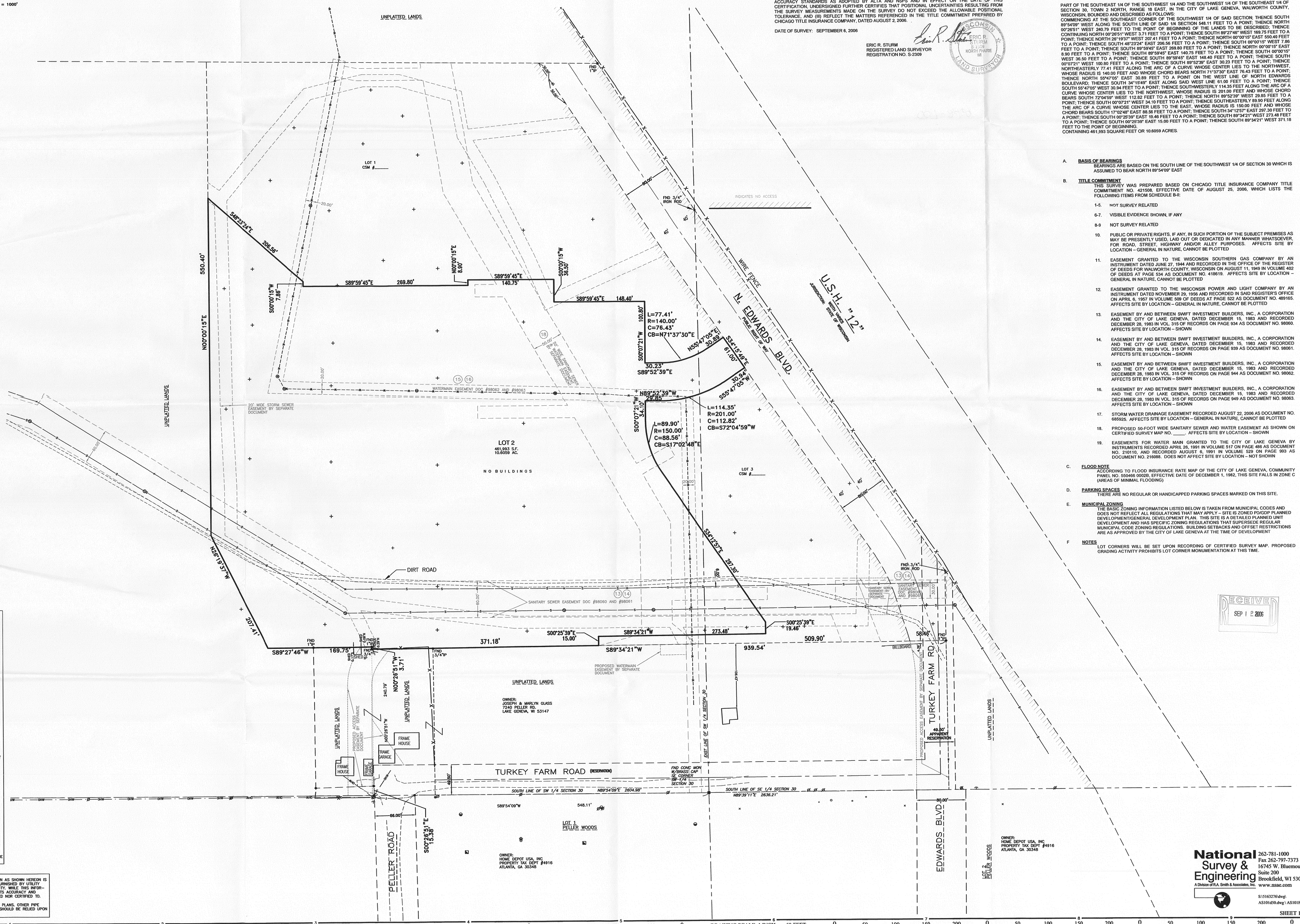
E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED PD/GDP PLANNED DEVELOPMENT/GENERAL DEVELOPMENT PLAN. THIS SITE IS A DETAILED PLANNED UNIT DEVELOPMENT AND HAS SPECIFIC ZONING REGULATIONS THAT SUPERSEDE REGULAR MUNICIPAL CODE ZONING REGULATIONS. BUILDING SETBACKS AND OFFSET RESTRICTIONS ARE AS APPROVED BY THE CITY OF LAKE GENEVA AT THE TIME OF DEVELOPMENT

F **NOTES**
LOT CORNERS WILL BE SET UPON RECORDING OF CERTIFIED SURVEY MAP. PROPOSED GRADING ACTIVITY PROHIBITS LOT CORNER MONUMENTATION AT THIS TIME.

RECEIVED SEP 1 2 2006

VICINITY MAP
SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 30, T 2 N, R 18 E
SCALE: 1" = 1000'





LEGEND

- BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WETLAND SURFACE
- WETLANDS FLAG
- MAILBOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- EDGE OF TREES
- s –SANITARY SEWER
- sto–STORM SEWER
- w –WATERMAIN
- g –MARKED GAS MAIN
- e –MARKED ELECTRIC
- oh–OVERHEAD WIRES
- b –BUREAU ELEC. SERV.
- t –MARKED TELEPHONE
- tv–MARKED CABLE TV LINE
- fo–MARKED FIBER OPTIC

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

DRAWING SCALE: 1 INCH = 50 FEET

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