SCHEDULE B, PART II -- EXCEPTIONS

1, 2, 3, 4, 5, 9, 12, 15, 22 & 23 are not survey related.

6, 7, 8, 10, 11 & 13 visible evidence is shown, if any.

14 Restrictions contained in Lake Geneva Restriction Agreements, one recorded December 8, 1910 in Volume 105 of Mortgages on Page 119, and a second one on August 22, 1913 in Volume 112 of Mortgages on Page 300. IT AFFECTS THE PARCEL BY LOCATION - NOT SURVEY RELATED.

16 Easement reserved upon, over and along a strip of land 5 feet in width off the rear or sides of all lots in said Cedar Point Park, which do not abut upon a public alley, as and where indicated upon the above plat for the purpose of construction, operating and maintaining public utilities, with right of ingress and egress for construction and maintenance purposes.
THE PLAT DOES NOT INDICATE ANY SUCH EASEMENT THAT AFFECTS THE SURVEYED PARCEL.

17 Easement granted by Alfred A. Pederson et al and Cedar Point Park Association to Village of Williams Bay recorded February 14, 1935 in Volume 237 of Deeds on page 161, as Document No. 310072.
IT IS A BLANKET WATER MAIN EASEMENT COVERING ALL PARTS OF THE SUBDIVISION.

18 Covenants, conditions and restrictions as set forth in Warranty Deed in Trust recorded in Volume 173 of Deeds, page 558, as Document No. 312282 and in various deeds indicating a general plan of restrictions. SETBACK LINES HAVE BEEN PLOTTED. SETBACK LINES ARE SHOWN. IT SHOULD ALSO BE NOTED THAT THIS DOCUMENT COVERS THE USE OF THE FOOTPATH, BETTER KNOWN AS THE GENEVA LAKE SHORE PATH.

19 Easement granted by Cedar Point Park Association to Wisconsin Southern Gas Co., recorded April 16, 1936 in Volume 243 of Deeds on page 516, as Document No. 316831.
IT IS A BLANKET GAS UTILITY EASEMENT COVERING ALL PARTS OF THE SUBDIVISION.

20 Easement granted by Cedar Point Park Association to Village of Williams Bay recorded August 9, 1960 in Volume 555 of Deeds on page 447 as Document No. 521854.
IT IS A BLANKET SANITARY SEWER EASEMENT COVERING ALL PRIVATE ROADS, DRIVES, PARKWAYS, ALLEYS, PARKING AREAS AND COURTS OF THE SUBDIVISION.

21 Ordinance Amending the Regulations Relating to Piers and Wharves and Establishment of a Pierhead Line in Ordinance No. 9-83 filed as Document No. 91097. SETBACK LINES HAVE BEEN PLOTTED.

LEGAL DESCRIPTION

Title Insurance Issued By: Chicago Title Insurance Company
Issuing Agent: Chicago Title Company
210 East O'Connor Drive, Suite 107, Elkhorn, WI 53121
Commitment No.: WA-22767
Commitment Date: September 27, 2023
(Revision 1 - October 16, 2023)

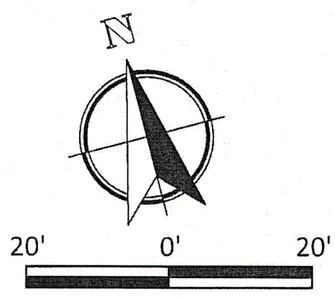
Lot 218, Cedar Point Park Third Addition, according to the recorded plat thereof, said real estate being located in the Village of Williams Bay, Walworth County, Wisconsin.

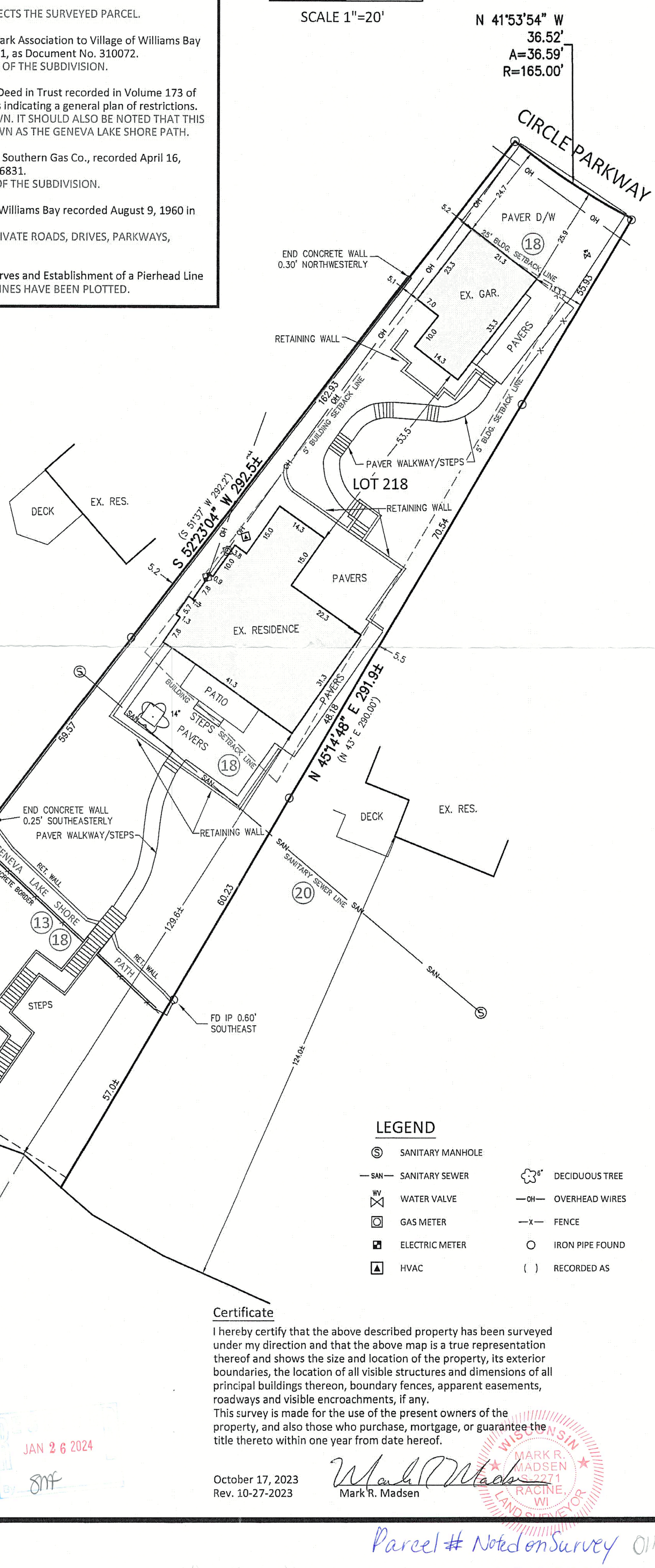
Parcel Address: 250 Circle Parkway, Williams Bay, WI 53191
Tax Parcel ID: WCP3 00016

NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.

REFER TO A CURRENT ZONING REPORT AND/OR LETTER AND VILLAGE ORDINANCES FOR CURRENT ZONING INFORMATION THAT MAY BE MORE RESTRICTIVE THAN WHAT IS SET FOURTH IN DOCUMENT NOS. 312282 AND 91097 (EXCEPTIONS 18 AND 21)





LEGEND

- SANITARY MANHOLE
- SANITARY SEWER
- WATER VALVE
- GAS METER
- ELECTRIC METER
- HVAC
- DECIDUOUS TREE
- OVERHEAD WIRES
- FENCE
- IRON PIPE FOUND
- ( ) RECORDED AS

Certificate

I hereby certify that the above described property has been surveyed under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, 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 date hereof.

October 17, 2023
Rev. 10-27-2023

Mark R. Madsen

WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

JAN 26 2024

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

250 CIRCLE PARKWAY
PLAT OF SURVEY
FOR
GENEVA LAKEFRONT REALTY
VILLAGE OF WILLIAMS BAY, COUNTY OF WALWORTH, STATE OF WISCONSIN

NO.	REVISION	BY	DATE
1	ADDED TITLE COMMITMENT INFORMATION	CRL	10-27-23

PROJ. MGR: MRM
DRAFTED: SCB
DATE: 10-17-2023
CHECKED: MRM
DATE: 10-17-2023

2019.0183.02

SHEET 1 OF 1

Friday, October 27, 2023 1:45:00 PM

WCP3-16

Parcel # Noted on Survey 011-3247