PLAT OF SURVEY

PARCEL 1:

Unit 1, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Driehaus Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on February 28, 2001 in Volume 677, on Page 5096, as Document No. 0463343, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Town of Linn, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

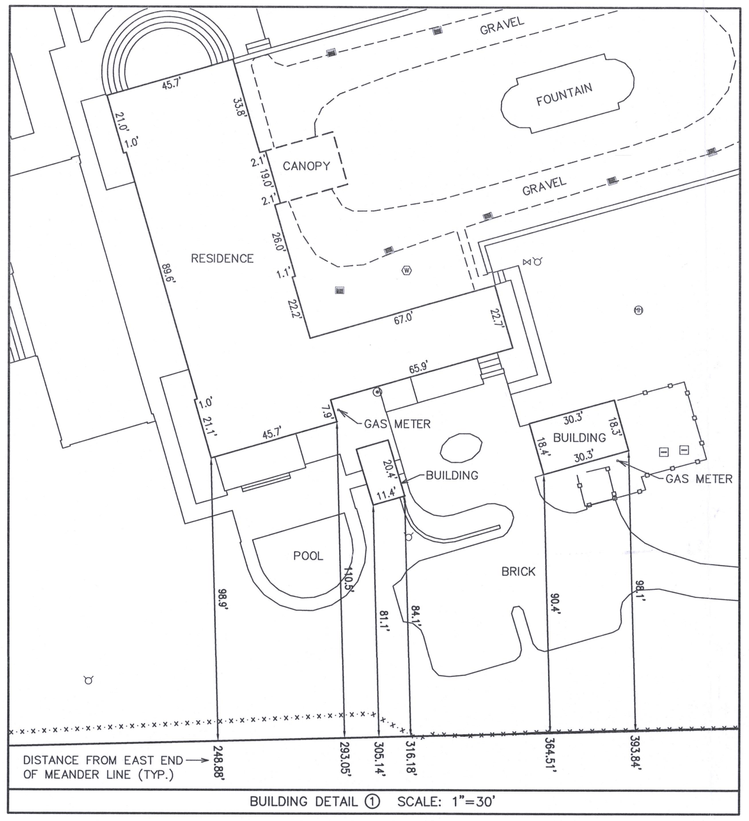
Tax Key No. IDR 00001
Addresses: W3501 Snake Road and W3505 Snake Road

PARCEL 2:

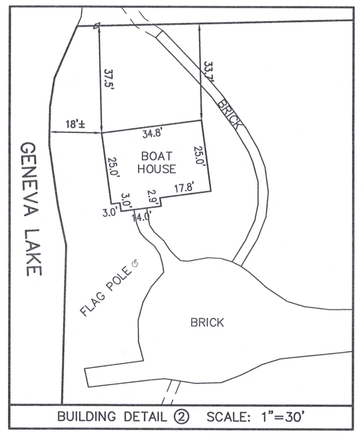
Lot 2 of Certified Survey Map No. 3030 as recorded October 15, 1998 in Volume 16 of Certified Surveys on page 137 as Document No. 395970. Town of Linn, Walworth County, Wisconsin. Excepting therefrom Driehaus Condominium as described in Declaration of Condominium of Driehaus Condominium recorded February 28, 2001 as Document No. 463343 and Driehaus Condominium Addendum 1 as described in Amendment Number 1 to Declaration of Condominium of Driehaus Condominium recorded September 10, 2002 as Document No. 522416.

Tax Key No. IA303000002

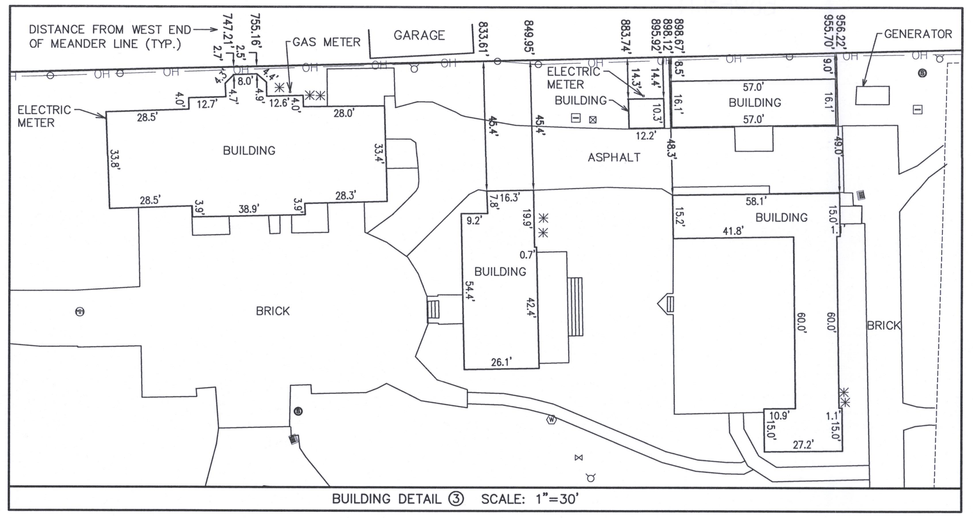
LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCHI2104946NT DATED 7/12/2021



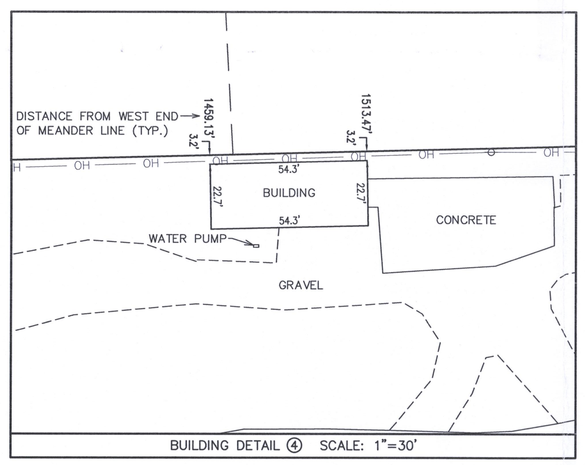
BUILDING DETAIL ① SCALE: 1"=30'



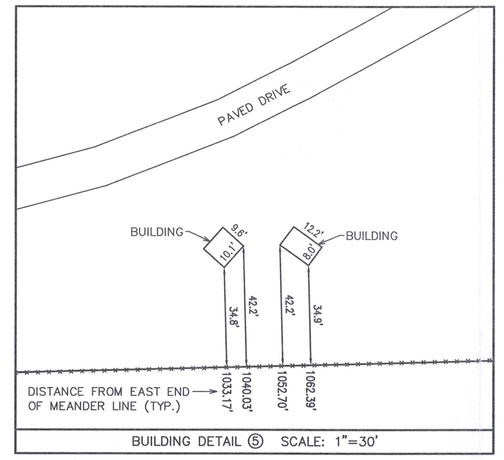
BUILDING DETAIL ② SCALE: 1"=30'



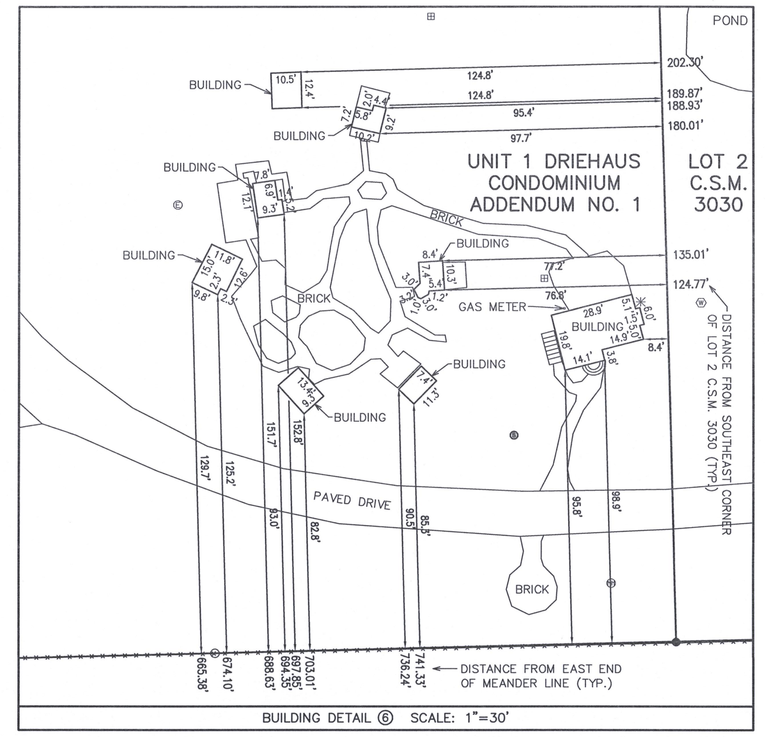
BUILDING DETAIL ③ SCALE: 1"=30'



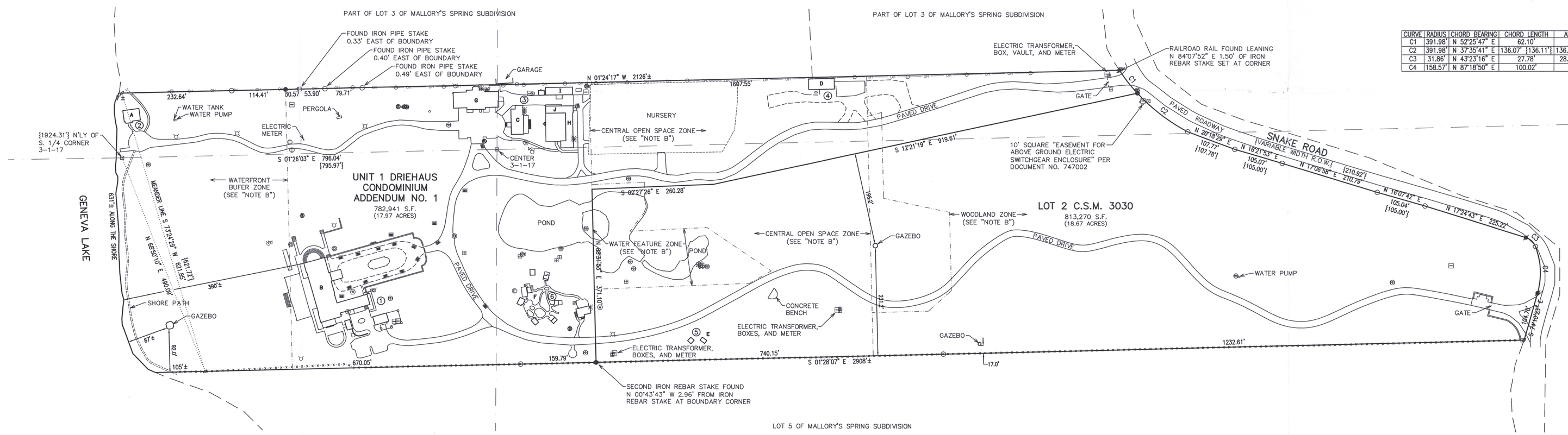
BUILDING DETAIL ④ SCALE: 1"=30'



BUILDING DETAIL ⑤ SCALE: 1"=30'



BUILDING DETAIL ⑥ SCALE: 1"=30'



CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	391.98'	N 52°25'47" E	62.10'	62.17'
C2	391.98'	N 37°35'41" E	136.07' {136.11'}	136.76' {136.80'}
C3	31.86'	N 43°23'16" E	27.78'	28.75' {28.74'}
C4	158.57'	N 87°18'50" E	100.02'	101.76'

LEGEND

- ⊠ = FOUND CONCRETE COUNTY MONUMENT
- ⌀ = FOUND RAILROAD RAIL
- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ▰ = SET IRON REBAR STAKE
- ☼ = LIGHT POLE LOCATED
- ⊕ = UTILITY POLE LOCATED
- ↓ = GUY WIRE LOCATED
- —OH— = OVERHEAD WIRES
- ⊟ = ELECTRIC TRANSFORMER LOCATED
- © = ELECTRIC VAULT LOCATED
- ⊞ = ELECTRIC BOX LOCATED
- ✳ = A.C. UNIT
- ⊠ = TELEPHONE BOX LOCATED
- □ = CABLE BOX LOCATED
- ⊛ = WELL LOCATED
- ☿ = HYDRANT LOCATED
- ⋈ = WATER VALVE LOCATED
- ● = SEPTIC LID LOCATED
- ∘ = SEPTIC VENT LOCATED
- ⊙ = CLEANOUT LOCATED
- ⊖ = MANHOLE LOCATED
- ◎ ▬ = CATCH BASIN LOCATED
- -·-·-·- = METAL FENCE LOCATED
- —○—○— = WOOD FENCE LOCATED
- —×—×— = WIRE FENCE LOCATED
- (X) = BUILDING DETAIL REFERENCE NUMBER
- {XXX} = RECORDED AS

NOTE: ANY DETAIL NOT EXPLICITLY LABELED ON THE MAP OR IN THE LEGEND IS MISCELLANEOUS HARDSCAPE (CONCRETE, BRICK, ASPHALT, DRIVES, WALKS, PATIOS, STAIRS RETAINING WALLS, ETC.)

GRID NORTH

WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
W. LINE OF THE SE 1/4 OF SECTION 3-1-17 BEARS S 01°26'03" E

100 50 0 100 200 300 400
MAP SCALE IN FEET – ORIGINAL 1"=100'

NOTE A: EXCEPTION 15, SCHEDULE B, PART II, EXCEPTIONS OF THE TITLE COMMITMENT PROVIDED REFERS TO "AN EASEMENT GRANTED TO WISCONSIN SOUTHERN GAS CO., INC. AS CONTAINED IN...DOCUMENT NO. 575238". SAID EASEMENT IS 10 FEET IN WIDTH WITH NO SPECIFIC LOCATION MENTIONED OTHER THAN "THE GAS LINE SHALL BE THE CENTERLINE OF SAID EASEMENT".

NOTE B: THE "ZONES" SHOWN HEREON ARE PER "GRANT OF CONSERVATION EASEMENT" RECORDED AS DOCUMENT NO. 723152.

NOTE C: WATER SERVICES SUCH AS HYDRANTS AND WATER VALVES ARE LOCATED ON PRIVATE PROPERTY AND ARE ASSUMED TO BE PRIVATE AND NOT CONNECTED TO MUNICIPAL UTILITIES.

BUILDING USAGE LEGEND

- A = BOAT HOUSE
- B = MAIN HOUSE
- C = GUEST HOUSE
- D = UTILITY SHED
- E = CHILDREN'S FORT
- F = CHILDREN'S VILLAGE
- G = CARRIAGE HOUSE
- H = OFFICE
- I = COWBARN/ELECTRICAL
- J = TOOL/STORAGE SHED

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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 PRINCIPLE 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 THE DATE HEREOF.

DATED: 12/13/2021

WISCONSIN CHRISTOPHER A. HODGES 2760 FARRIS, HANSEN & ASSOCIATES LAND SURVEYOR

CHRISTOPHER A. HODGES P.L.S. 2760

RECEIVED JAN – 3 2021 By: BTK

PLAT OF SURVEY

W3501 AND W3505 SNAKE ROAD
LAKE GENEVA, WISCONSIN

– WORK ORDERED BY –
GENEVA LAKEFRONT REALTY, LLC
323 BROAD STREET, SUITE 101
LAKE GENEVA, WI 53147

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

12/14/2021 – BW UPDATE LEGEND ADD NOTE C.	
12/16/2021 – BW ADD BUILDING USAGE LEGEND	

PROJECT NO. 5255.21
DATE 12/13/2021
SHEET NO. 1 OF 1

X:\PROJECTS\5255\5255_21\ACAD\5255_21.dwg

IDR-1 IA3030-2

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