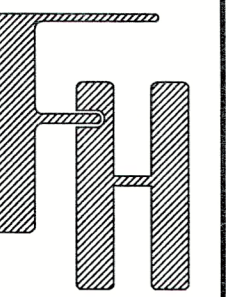


PLAT OF SURVEY – TITLE SURVEY
LOT 2 OF CERTIFIED SURVEY MAP NO. 1381

LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWN 1 N, RANGE 17 E, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN



TITLE SURVEY
N1921 LORAMOR DRIVE
LAKE GENEVA, WI 53147

– WORK ORDERED BY –
BEST FRIENDS TRUST
4689 RUE BELLE MER
SANIBEL, FL 33957

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS
8/16/2023 – DHC
ADDED LANDSCAPING
IN EASEMENT AREAS
8/21/2023 – DHC
ADDED TREES IN
EASEMENT AREAS

PROJECT NO.
10906
DATE
7/10/2023
SHEET NO.
1 OF 1

WISCONSIN STATE PLANE COORDINATE SYSTEM
SPRING 2011 ZONE
ASSIGNED THE EAST ZONE OF LOT 1 OF
CERTIFIED SURVEY MAP NO. 1381
BEARS S 07°59'00" E

- LEGEND
- = IRON PIPE FOUND 1 3/8" O.D.
 - = IRON REBAR FOUND 3/4" O.D.
 - {XXX} = RECORDED AS
 - = RAISED LANDSCAPING BEDS

LINE	BEARING	DISTANCE
L1	N 48°21'28" W	2.89'

PARCEL 1:
Lot 2 of Certified Survey Map No. 1381, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on August 3, 1984 in Volume 6 of Certified Surveys, on page 234, as Document No. 107314, being a division of part of Lot 6 Loramoor, located in the East 1/2 of Section 11, Town 1 North, Range 17 East, in the Town of Linn, Walworth County, Wisconsin.

Tax Key No. IA138100002
Address: N1921 Loramoor Drive Lake Geneva, WI 53147

PARCEL 2:
A non-exclusive easement for a 12 foot wide pipeline easement for access to a septic system more fully described at Parcel 3 below, over and across Lots 2, 3 and 4 of Certified Survey Map No. 1381, recorded September 19, 1984 in Volume 6 of Certified Surveys on Page 234, as Document No. 107314, and being a division of Lot 6 Loramoor located in the East 1/2 of Section 11, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, and as amended by Certified Survey Map No. 1450, and further amended by Certified Survey Map No. 1673.

PARCEL 3:
A non-exclusive easement for a septic system easement located in Outlot 1 of Loramoor, a subdivision located in the Southwest 1/4 of Northeast 1/4, in the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 11, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, and as set forth on Certified Survey Map No. 1381, recorded September 19, 1984 in Volume 6 of Certified Surveys on Page 234, as Document No. 107314.

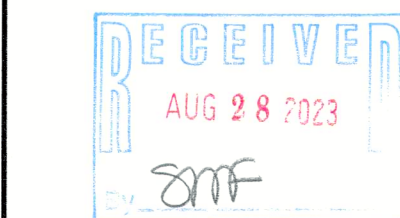
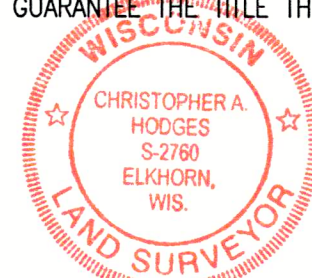
LEGAL DESCRIPTION OF RECORD PER CHICAGO TITLE INSURANCE COMPANY,
COMMITMENT NUMBER: WA-22457 REVISION 3 (6/30/2023)

- SCHEDULE B, PART II EXCEPTIONS:
- ITEMS 1-12 – NOT RELEVANT TO BE MAPPED
- ITEM 13 – EASEMENT FOR FOOT PATH; HENCE MAPPED
- ITEM 14 – RESTRICTION ON USE OF PROPERTY TO BE MAINTAINED RESIDENTIAL; HENCE NOT MAPPED
- ITEM 15 – DOC# 394515 IS A RESTRICTION DEFINING THE LIMITS OF LINN SANITARY DISTRICT ; HENCE NOT MAPPED
- ITEM 16 – MAPPED
- ITEM 17 – DOC# 109650 IS AN AFFIDAVIT REVISING THE SEPTIC SYSTEM EASEMENT ASSIGNMENTS FOR LOT 1 AND 3, NOT LOT 2 OF CSM #1381; HENCE NOT MAPPED
- ITEM 18 – DOC# 126283 IS AN AFFIDAVIT CLARIFYING THAT LOT 6 OF LORAMOR SUBDIVISION IS EXEMPT OF THE DECLARATION OF RESTRICTIONS OF LORAMOR DATED AUGUST 31, 1981" RECORDED AS DOC# 72870. SURVEYED PARCEL WAS ORIGINALLY PART OF LOT 6 OF LORAMOR SUBDIVISION; HENCE NOT MAPPED
- ITEM 18 – DOC# 1078043 IS AN AMENDMENT TO DOC# 72870. SURVEYED PARCEL WAS EXEMPT (SEE ABOVE); HENCE NOT MAPPED
- ITEM 18 – DOC# 677489 IS AN AMENDMENT TO DOC# 72870. SURVEYED PARCEL WAS EXEMPT (SEE ABOVE); HENCE NOT MAPPED
- ITEM 18 – DOC# 768650 IS AN AMENDMENT TO DOC# 72870. SURVEYED PARCEL WAS EXEMPT (SEE ABOVE); HENCE NOT MAPPED
- ITEM 21 – DOC# 109649 IS A DECLARATION OF RESTRICTIONS. RESTRICTIONS INCLUDES USE OF LOTS, BUILDING RESTRICTIONS, APPLICATIONS OF RESTRICTIONS AND ENFORCEMENT, DRIVEWAYS, AMENDMENTS; HENCE NOT MAPPED
- ITEM 22 – DOC# 68624 IS AN ARTICLES OF INCORPORATION; HENCE NOT MAPPED
- ITEM 25 – DOC# 69092 IS A WELL AGREEMENT. AGREEMENT FOR LOT 3 OF LORAMOR SUBDIVISION TO CONTINUE USING WATER AT THE COMMUNITY WELL LOCATED ON LOT 6 OF LORAMOR SUBDIVISION; HENCE NOT MAPPED
- ITEM 26 – DOC# 109652 IS AN EASEMENT LOCATED ON OUTLOT 1 OF LORAMOR SUBDIVISION. EASEMENT IS MAPPED
- ITEM 27 – DOC# 121673 IS RESTRICTION ON RIPARIAN RIGHTS MOST EXCLUSIVELY TO LOTS 3 AND 4 OF CSM# 1381; HENCE NOT MAPPED
- ITEM 28 – DOC# 122177 IS CSM #1450 CONTAINING LOT 6 OF LORAMOR SUBDIVISION AND PARTS OF LOTS 3 & 4 OF CSM #1381. CSM HAS BEEN MAPPED
- ITEM 29 – DOC# 128044 IS AMENDMENT TO EASEMENT SITUATED ON CSM #1450. THE DESCRIBED AND ESTABLISHED EASEMENT DOES NOT BENEFIT LOT 2 OF CSM# 1381; HENCE NOT MAPPED
- ITEM 29 – DOC# 758069 IS AMENDED DECLARATION OF RESTRICTIONS FOR CSM #1450. THIS AMENDMENT DOES NOT APPLY TO LOT 2 OF CSM#; HENCE NOT MAPPED
- ITEMS 30-32 – DOC# 125801, DOC# 132633 & DOC# 426689 ARE AMENDED EASEMENTS THAT DO NOT APPLY TO LOT 2 OF CSM #1381; MAPPED AND LABELED AS PLACEHOLDERS
- ITEM 33 – DOC# 621120 IS FLOW AND LOAD AFFIDAVIT AND DOES NOT APPLY TO LOT 2 OF CSM #1381; HENCE NOT MAPPED
- ITEM 34 – THE SALE OF ALL LOTS OF CSM #1450 AND DOES NOT APPLY; HENCE NOT MAPPED
- ITEM 35 – APPLICATION FOR HOLDING TANK FOR LOT 3 OF CSM #1450 AND DOES NOT APPLY; HENCE NOT MAPPED
- ITEM 36 – WPECO UTILITY EASEMENT ACROSS LOT 1 OF CSM #1673 AND DOES NOT APPLY; MAPPED BUT NOT NEEDED
- ITEM 37 – CSM #1673, SOME TEXT IS UNREADABLE BUT REFERENCES EASEMENT C WHICH IS ALREADY ADDRESSED IN DOC# 426689 EXCEPTION 32; HENCE NOT MAPPED
- ITEM 38 – WALKWAY EASEMENT FROM LOT 1 CSM #1673 ALONG E EDGE OF LOT 3 CSM #1673, DOES NOT APPLY TO LOT 2 OF CSM #1381; WALKWAY IS MAPPED

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: 7/10/2023
CHRISTOPHER A. HODGES
P.L.S. 2760



X:\PROJECTS\10906\10906-TITLE.DWG

IA1381-2

117-4810