

ALTANSPS LAND TITLE SURVEY

ALL OF LOTS 116 AND 117 OF KRUMHAAR'S SECOND ADDITION TO RAVENSWOOD, LOCATED IN TOWN OF DELAVAN, WALWORTH COUNTY, STATE OF WISCONSIN.

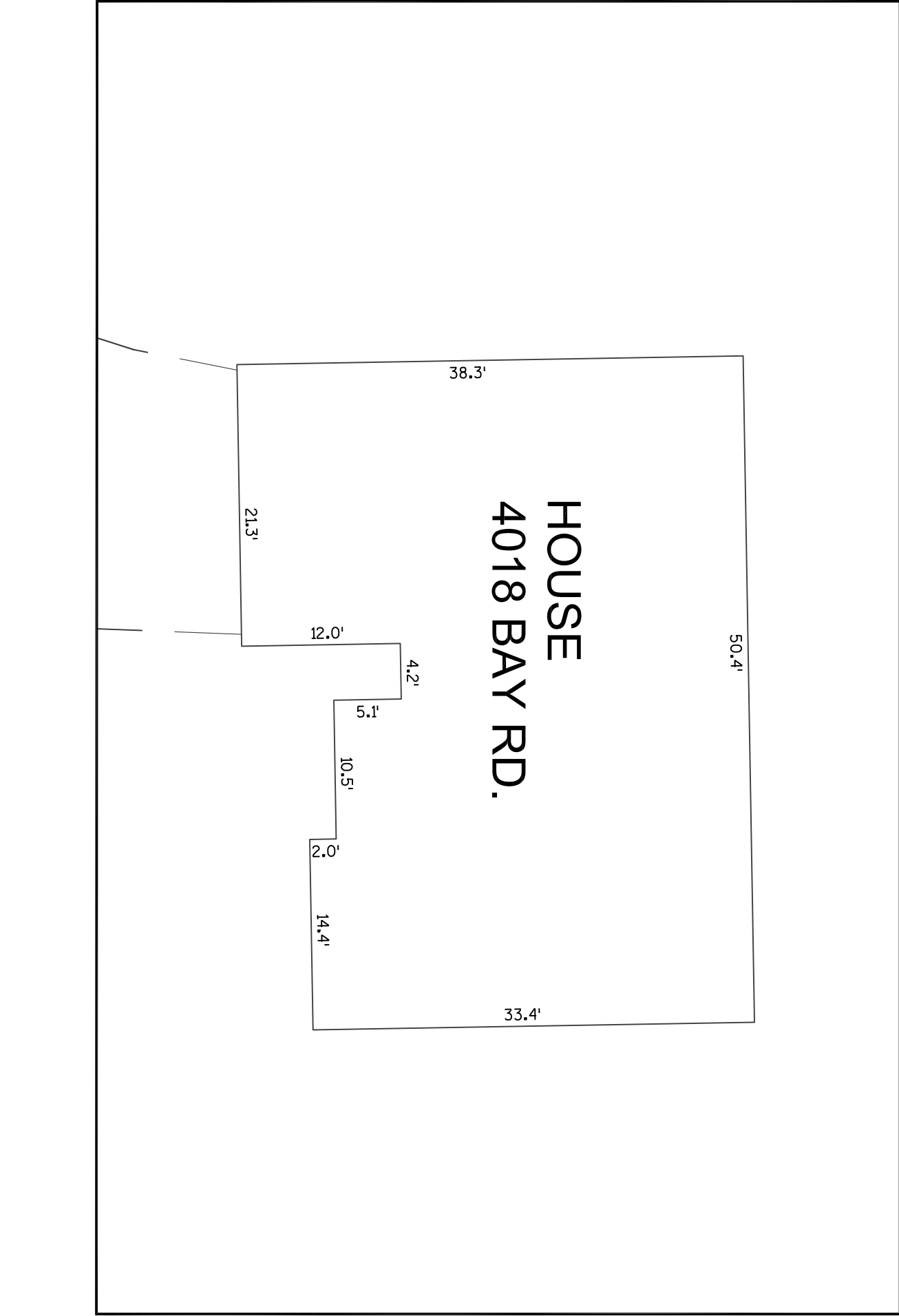
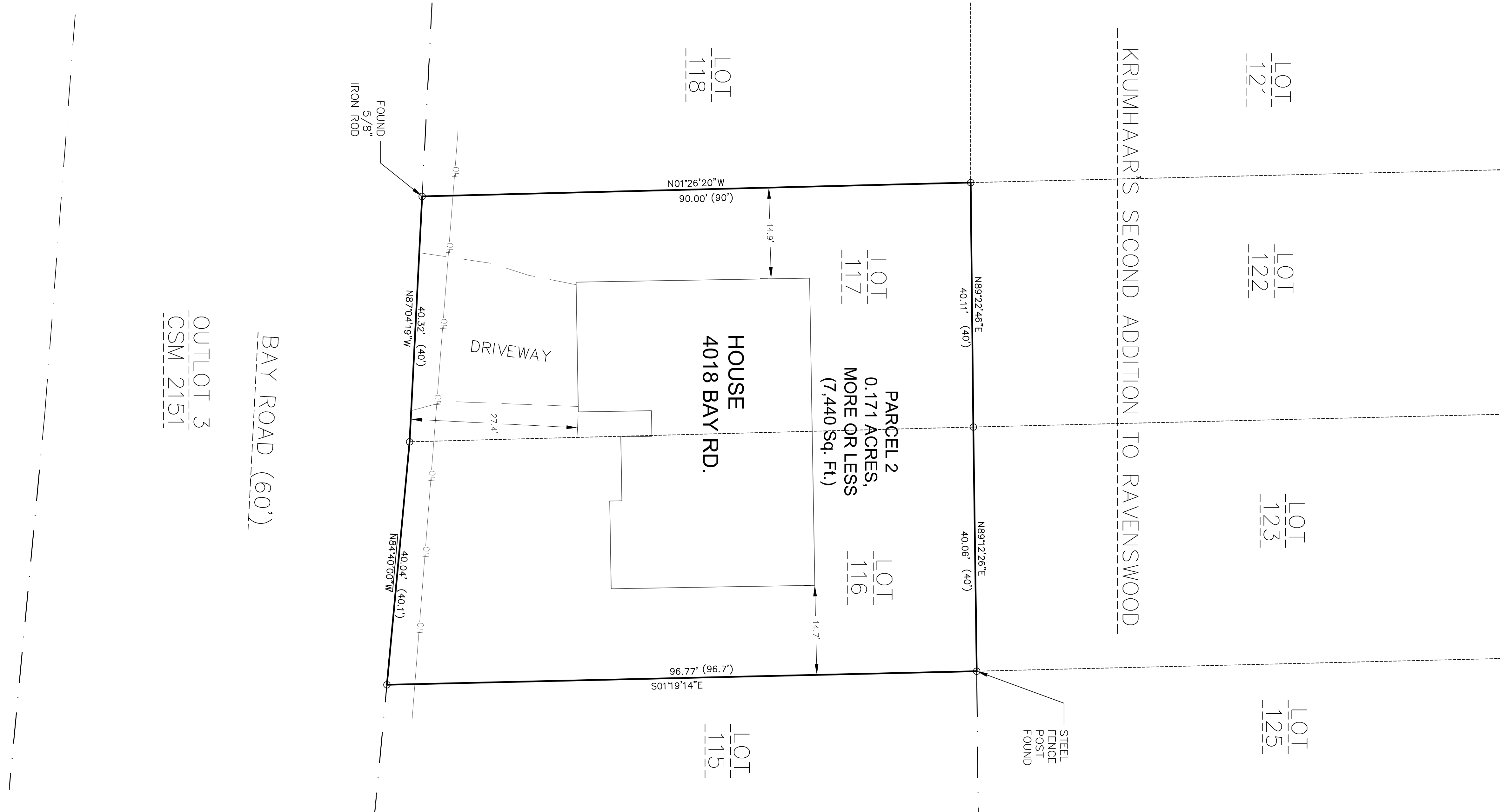


VICINITY MAP

DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE

LEGEND

- ▲ = BENCH MARK
- ▲ = CONTROL POINT
- ✕ = CHISELED MARK FOUND
- ✕ = CUT CROSS SET
- = FOUND 5/8" O.D. IRON ROD
- = OR W/INFORMATION AS NOTED
- = IRON PIPE SET 1/2" LONG, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- ▲ = FOUND MAG/PK
- ▲ = SET MAG NAIL
- (R.A.) = RECORDED AS
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- ⊗ = SOIL BORING
- ⊗ = SPOT ELEVATION
- ⊗ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOLLIDER
- = WINDMILL
- = PILEBOX
- ⊗ = MANHOLE TYPE NOTED
- SA = SANITARY SEWER MANHOLE
- ST = STORM SEWER MANHOLE
- ⊗ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊗ = WATER MANHOLE
- ⊗ = UTILITY METER
- ⊗ = SPRINKLER
- ⊗ = GUY WIRE POLE
- ⊗ = LIGHT POLE
- ⊗ = PEDESTAL
- ⊗ = POWER POLE
- ⊗ = TRAFFIC SIGNAL
- ⊗ = CURB STOP
- ⊗ = INLET
- ⊗ = CURB INLET
- ⊗ = GAS VALVE
- ⊗ = LIGHT POLE WITH MAST
- ⊗ = TREE (CONFEROUS) DRP LINE SCALABLE
- ⊗ = TREE (DECIDUOUS) DRP LINE SCALABLE
- A = TREE STUMP
- = FOUND REBAR
- = CLEANOUT
- ⊗ = FLAG POLE
- ⊗ = UTILITY MARKER POST
- ⊗ = WELL
- ⊗ = MONITORING WELL
- ⊗ = SIGN ON POST
- ⊗ = PARKING METER
- ⊗ = UTILITY CONTROL BOX
- ⊗ = UNKNOWN UTILITY VALVE
- FL, EL. = FIRST FLOOR ELEVATION
- PL = PROPERTY LINE
- = BUILDING OUTLINE
- 3 — = MINOR CONTOUR
- 5 — = MAJOR CONTOUR
- 0 — = FENCE
- 0 — = BEAM GUARD
- 0 — = CHANNEL FENCE
- 0 — = WOODED AREA/SHRUB EDGE
- 0 — = WATER MAIN
- 0 — = STORM SEWER
- 0 — = SANITARY SEWER
- 0 — = COMBINED SEWER
- 0 — = NATURAL GAS MAIN
- 0 — = UNDERGROUND TELEPHONE
- 0 — = UNDERGROUND ELECTRIC
- 0 — = OVERHEAD UTILITY LINES
- 0 — = UNDERGROUND FIBER OPTIC
- 0 — = UNDERGROUND CABLE TV
- 0 — = BURIAL OF ELEC. SERV. C. MIL.
- 0 — = STEAM LINE
- 0 — = COMMUNICATION CONDUIT
- (P) IN UNRESTRICTED AREAS, EXISTING PLANS AND ARE APPROXIMATE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS



SCHEDULE B-11 EXCEPTIONS

- 1-10. (NOT SURVEY RELATED)
11. Easement for road for way as set forth in a Warranty Deed from Central Baptist Children's Hospital to the Delavan Lake Sanitary District recorded January 18, 1973 in Volume 18 of Records on page 594 as Document No. 670333.
12. Rights of others to use Parcel 5 for ingress and egress as evidenced on the Plat of Krumhaar's 2nd Addition to Ravenswood recorded September 6, 1927 in Volume 8 of Plats on Page 140 as Document No. 285794. (Parcel 5, General Ingress and egress)
13. Easement for ingress and egress as set forth the following instruments: (Parcel 5, General Ingress and egress)
- Warranty Deed recorded July 8, 1953 in Volume 457 of Deeds on Page 238 as Document No. 453506.
- Land Contract recorded June 20, 1955 in Volume 329 of Mortgages on Page 526 as Document No. 471694.
- Quit Claim Deed recorded December 16, 1959 in Volume 548 of Deeds on Page 147 as Document No. 515840.
- Warranty Deed recorded September 23, 1973 in Volume 101 of Records on page 594 as Document No. 670333.
14. Possible future assessments under "Order Creating a Sanitary District in the Towns of Delavan and Waikar" filed November 20, 1969 as Document No. 619442. (All Parcels)
15. Grant of Easement to the Delavan Lake Sanitary District recorded January 18, 1973 in Volume 18 of Records on page 594 as Document No. 670333.
16. Grant of Easement to the Delavan Lake Sanitary District recorded January 18, 1973 in Volume 18 of Records on page 594 as Document No. 670333.
17. Easement for ingress and egress as referenced in Personal Representative's Deed recorded July 23, 1973 in Volume 97 of Records on page 534 as Document No. 667553 as further referenced on the following instruments: (Parcel 1, Ingress and egress access)
- Easement for ingress and egress recorded January 20, 1974 in Volume 116 of Records on Page 471 as Document No. 679682 and amended by an Amended and Restated Easement and as further amended by an Amended and Restated Easement Agreement and Restictive Covenant recorded December 16, 2014 as Document No. 898548
- Restictive Covenant recorded December 29, 2015 in Volume 97 of Records on page 534 as Document No. 667553.
- Personal Representative's Deed recorded July 23, 1973 in Volume 97 of Records on page 534 as Document No. 667553.
- Plat of The Island of Delavan Lake recorded October 2, 1974 in Volume 18 of Plats on Page 1 as Document No. 663986.
- Warranty Deed recorded May 2, 1975 in Volume 134 of Records on page 500 as Document No. 691017.
- Attitout Recorded May 30, 1975 in Volume 136 of Records on Page 282 as Document No. 692026
18. Rights of others to use Parcel 5 for ingress and egress as evidenced on said CSM 2151. (Parcel 5)
19. Road and Utility Easement Agreement recorded February 1, 2002 as Document No. 499182. (Parcel 5)
20. Road and Utility Easement Agreement recorded September 22, 2003 as Document No. 576442. (Parcel 5)
21. Road and Utility Easement Agreement recorded May 24, 2004 as Document No. 604608 and Second Road and Utility Easement Agreement recorded August 21, 2008 as Document No. 744012. (Parcel 2, ingress and egress)
- 22 - 25. NOT SURVEY RELATED.
26. Road and Utilities Easement Agreement and Restrictive Covenant recorded December 16, 2014 as Document No. 896547. (Parcel 5, utilities and roadway access)
27. Road and Utilities Easement Agreement and Restrictive Covenant recorded May 28, 2015 as Document No. 905243. (Parcel 5, utilities and roadway access)
28. Road and Utilities Easement Agreement and Restrictive Covenant recorded May 28, 2015 as Document No. 905244. (Parcel 1, ingress and egress access)
29. Road and Utilities Easement Agreement and Restrictive Covenant recorded November 24, 2015 as Document No. 916239. (Parcel 5, utilities and roadway access)
30. Easement Agreement and Restrictive Covenant recorded December 29, 2015 as Document No. 917875. (Parcel 5, utilities and roadway access)
- 31 - 36. NOT SURVEY RELATED

LEGAL DESCRIPTION PROVIDED PER FIRST CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER NBU 217020208, DATED JANUARY 26, 2017

PARCEL 1: The Northeast Quarter of the Southeast Quarter of Section 31, Township 2 North, Range 16 East and a triangular strip of land on the North side of said 40 acres containing 2 1/2 acres, more or less, in the Northeast Quarter of said Section 31 described as follows: Beginning at the Southeast corner of said Northeast Quarter and running thence North 165 feet on the East line thereof; thence Southwesterly 1/4 on a line running to the Northwest corner of the Northeast Quarter of said Southeast Quarter; thence East along the north line of the Northeast Quarter of said Southeast Quarter to the place of beginning (EXCEPTING FROM ALL OF SAID PREMISES that portion thereof covered by the waters of Delavan Lake) otherwise known and referred to as the West Half of the Island in Delavan Lake.

Parcel 2: A parcel of land located in the Northwest 1/4 of Southeast 1/4 of Section 31, 12N, 16E, Town of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the northeast corner of Lot 144 of Lake Delavan Highlands, a subdivision located in the Southeast 1/4 of said Section 31; thence N 0° 3' 5" E, 16.00 feet to the North line of said Lake Delavan Highlands; thence N 89° 35' W along the North line of said subdivision 15.00 feet to the place of beginning; thence continue N 89° 35' W along the North line of said subdivision 128.0 feet; thence N 0° 35' E 160 feet more or less to the southerly line of a roadway 60 feet in width; thence northeasterly along the southerly line of said roadway 138 feet more or less to a point located 30.00 feet West of the Northerly extension of the centerline of Poplar Street; formerly known as Lotus Avenue, located in said Lake Delavan Highlands subdivision; thence S 0° 35' W parallel with said centerline 208 feet more or less to the place of beginning.

Parcel 3: A parcel of land located in the NE 1/4 of the SW 1/4 and in the NW 1/4 of the SE 1/4 of Section 31, 12N, 16E, Town of Delavan, Walworth County, Wisconsin, described as follows: Beginning at a point located S 0° 13' W 236.04 feet from the Southeast corner of said Lot 3, Block 3 of Oakhill Subdivision; thence N 68° 29' W 75.00 feet; thence N 2° 07' E 90.00 feet; thence S 87° 53' E 175.00 feet; thence S 2° 07' W to a point on a line running between the place of beginning and the most Southerly corner of Lot 155 of Krumhaar's 2nd Addition to Ravenswood; thence Westerly along said line to the place of beginning.

Parcel 4: A parcel of land located in the NE 1/4 of the SW 1/4 and in the NW 1/4 of the SE 1/4 of Section 31, 12N, 16E, Town of Delavan, Walworth County, Wisconsin, described as follows: Beginning at a point located S 0° 13' W 236.04 feet from the Southeast corner of said Lot 3, Block 3 of Oakhill Subdivision; thence N 68° 29' W 75.00 feet; thence N 2° 07' E 90.00 feet; thence S 87° 53' E 175.00 feet; thence S 2° 07' W to a point on a line running between the place of beginning and the most Southerly corner of Lot 155 of Krumhaar's 2nd Addition to Ravenswood; thence Westerly along said line to the place of beginning.

Parcel 5: A parcel of land located in the NE 1/4 of the SW 1/4 and in the NW 1/4 of the SE 1/4 of Section 31, 12N, 16E, Town of Delavan, Walworth County, Wisconsin, described as follows: Beginning at a point located S 0° 13' W 236.04 feet from the Southeast corner of said Lot 3, Block 3 of Oakhill Subdivision; thence N 68° 29' W 75.00 feet; thence N 2° 07' E 90.00 feet; thence S 87° 53' E 175.00 feet; thence S 2° 07' W to a point on a line running between the place of beginning and the most Southerly corner of Lot 155 of Krumhaar's 2nd Addition to Ravenswood; thence Westerly along said line to the place of beginning.

Parcel 6: A parcel of land located in the NE 1/4 of the SW 1/4 and in the NW 1/4 of the SE 1/4 of Section 31, 12N, 16E, Town of Delavan, Walworth County, Wisconsin, described as follows: Beginning at a point located S 0° 13' W 236.04 feet from the Southeast corner of said Lot 3, Block 3 of Oakhill Subdivision; thence N 68° 29' W 75.00 feet; thence N 2° 07' E 90.00 feet; thence S 87° 53' E 175.00 feet; thence S 2° 07' W to a point on a line running between the place of beginning and the most Southerly corner of Lot 155 of Krumhaar's 2nd Addition to Ravenswood; thence Westerly along said line to the place of beginning.

SURVEYORS CERTIFICATE:

To: Northwestern University Settlement Association and Chicago Title Insurance Company Parcel 2 Tax Key No. FRA2 00013 4018 Bay Road;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7a, and 11 of Table A thereof. The field work was completed on 06/07/17.

Dated this 10th day of June, 2017.

GARY SPLINTER

SURVEYORS NOTES

1. MOST ON SITE UTILITIES ARE LOCATED APPROXIMATELY FROM BEST AVAILABLE SOURCES.
2. BUILDINGS WERE LOCATED FROM EXISTING PLANS AND FIELD LOCATIONS.
3. WALWORTH COUNTY ZONING = R2A
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5. ALTA/NSPS SURVEY FOR PARCEL 2 ONLY.

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PROJECT:
4018 BAY ROAD
TOWN OF DELAVAN
WISCONSIN 53115

LOCATION:
NORTHWESTERN
UNIVERSITY
SETTLEMENT ASSOC.
1400 W AUGUSTA
BLVD
CHICAGO, IL 60642

RELEASE:
PARCEL 2
FINAL

REVISIONS:

#	DATE	DESCRIPTION

SCALE:
1" = 10'

SEAL:

NORTH ARROW:

SHEET:
ALTANSPS LAND
TITLE SURVEY
SHEET 1 OF 1

DRAWN BY: FCO
CHECKED BY: GRS
APPROVED BY: GRS
PROJECT NUMBER: 17.0144.00