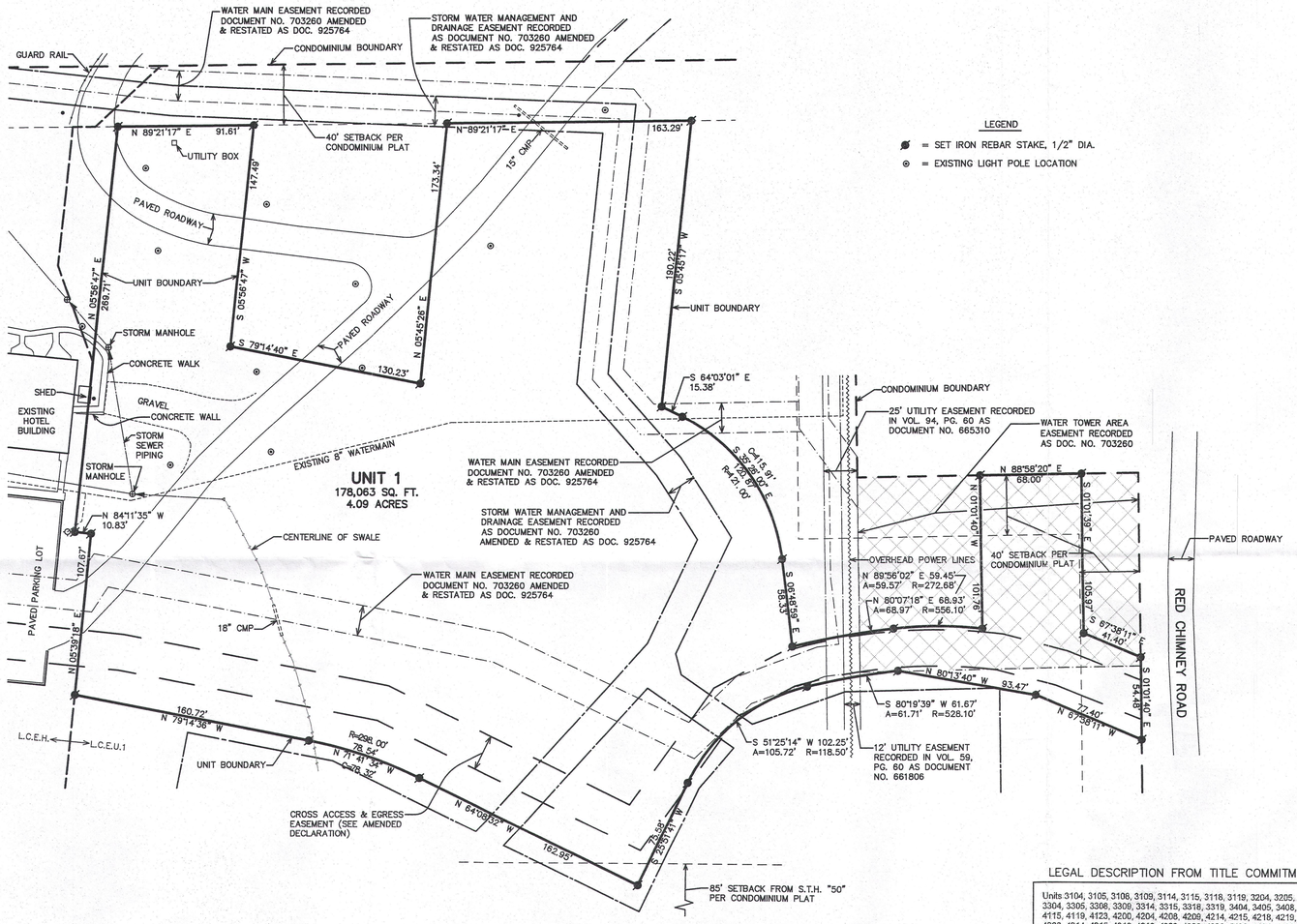
PLAT OF SURVEY
PROPOSED UNIT 1 OF THE CONDOMINIUM PLAT FOR
THE LODGE AT GENEVA RIDGE CONDOMINIUM HOTEL ADDENDUM NO. 1

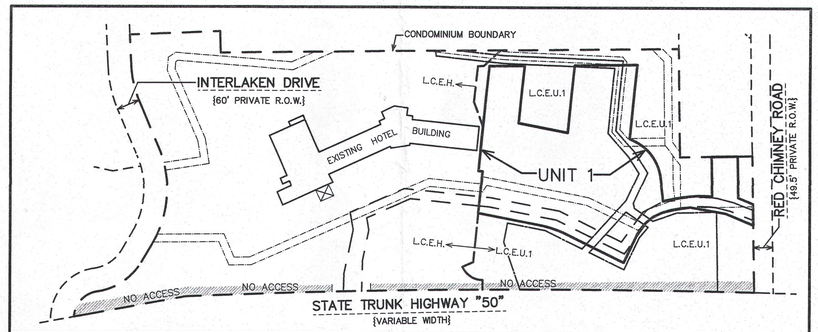
TO MERGE MULTIPLE RESIDENTIAL UNITS INTO ONE NEW REDEFINED UNIT
AND REDEFINE COMMERCIAL UNITS 5006, & 5008 AND EXTINGUISH COMMERCIAL UNITS 5009 & 5010
LOT 1 OF CERTIFIED SURVEY MAP NO. 4028 LOCATED IN PART OF THE SE 1/4 OF SECTION 32,
TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE
PER CERTIFIED SURVEY MAP NO. 4028



LEGEND

- ⌀ = SET IRON REBAR STAKE, 1/2" DIA.
- ⊙ = EXISTING LIGHT POLE LOCATION



OVERALL SKETCH OF CONDOMINIUM

ITEMIZED SURVEYORS NOTES REGARDING EXCEPTIONS PER TITLE COMMITMENT DATED 3/15/2016:

11. GRANT OF EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDDED IN VOLUME 535 OF DEEDS ON PAGE 477 AS DOCUMENT NO. 506992.
THIS EASEMENT DOES NOT AFFECT PROPOSED UNIT 1.

12. GRANT OF EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED IN VOLUME 89 OF RECORDS ON PAGE 60 AS DOCUMENT NO. 661806.
THIS EASEMENT IS SHOWN ON THIS PLAT.

13. GRANT OF EASEMENT BY ITASCA-LAKE GENEVA INNS TO THE ANYAN COMPANY RECORDED IN VOLUME 94 OF RECORDS ON PAGE 60 AS NO. 665310.
THIS EASEMENT IS SHOWN ON THIS PLAT AND IS AN EASEMENT AGREEMENT BETWEEN THE OWNERS OF THE CONDO PARCEL AND INTERLAKEN CONDOMINIUM COMMUNITY FOR UTILITIES TO BE PROVIDED ACROSS THE CONDOMINIUM, THE GRANTOR OF THIS EASEMENT RESERVED THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, LOCATE AND REMOVE UTILITIES WITHIN THIS EASEMENT AREA.

14. MEMORANDUM AGREEMENT RECORDED IN VOLUME 159 OF RECORDS ON PAGE 688 AS DOCUMENT NO. 3953.
THIS AGREEMENT BENEFITS THE CUSTOMER OF LANDS DESCRIBED, WHICH INCLUDES PROPOSED UNIT 1, THE USE OF CERTAIN PRIVATE ROADWAYS CONSTRUCTED AT INTERLAKEN VILLAGE AND FOR THE USE OF A BEACH AREA ON LAKE COMO. WITH NO SPECIFIC LOCATION OR WIDTH PROVIDED.

15. AGREEMENT AND DECLARATION OF EASEMENTS RECORDED IN VOLUME 318 OF RECORDS ON PAGE 158 AS DOCUMENT NO. 99409.
A PERMANENT NON-EXCLUSIVE EASEMENT FOR SANITARY AND STORM SEWERS, WATER MAINS AND SERVICES AND CABLE TV LINES AND OTHER UTILITIES OVER, UNDER, ACROSS, ALONG AND UPON THE CONDOMINIUM PROPERTY (INTERLAKEN CONDOMINIUM); AND BY MEANS OF CERTAIN DITCHES, MAINS, PIPES AND LINES SERVICING THE LODGE PROPERTY (WHICH INCLUDES PROPOSED UNIT 1) ARE SITUATED OVER, UNDER, ACROSS, ALONG AND UPON BOTH THE CONDOMINIUM PROPERTY (INTERLAKEN CONDOMINIUM) AND RESORT LAND (ALL THAT PART AND PARCEL OF LAND CONTAINED IN CERTIFIED SURVEY MAP NO. 833, EXCEPTING CERTAIN PARCELS OF LAND). NO SPECIFIC LOCATION OR WIDTH IS PROVIDED.

16. DECLARATION OF EASEMENT RECORDED IN VOLUME 179 OF RECORDS ON PAGE 122 AS DOCUMENT NO. 13901.
THIS EASEMENT BENEFITS THE OWNER OF CERTAIN REAL ESTATE, WHICH INCLUDES PROPOSED UNIT 1, A NON-EXLUSIVE EASEMENT FOR USE AND ENJOYMENT FOR RECREATION PURPOSES WHICH REAL ESATE IS DESCRIBED AS EXHIBIT C , WHICH IS DESCRIBED AS PART OF LOT 1 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 625 AND REFERED TO AS RECREATION PARCEL AND CONTAINS THE FOLLOWING RECREATION FACILITIES; BEACH FRONT AREA, BOAT-LAUNCHING PAD AND TENNIS COURTS (RECREATION FACILITIES). SUBJECTED TO A PART OF REAL ESTATE DESCRIBED IN EXHIBIT A , WHICH IS DESCRIBED AS LOTS 1, 2 AND 3 AND ALL OF THE PRIVATE ROADS IN CERTIFIED SURVEY MAP NO. 625 AS RECORDED AS DOCUMENT NO. 10606 AND EXCEPTING A PORTION OF SAID LOT 3, WITH NO SPECIFIC LOCATION OR WIDTH PROVIDED.

17. AGREEMENT WITH RESPECT TO DECLARATION OF EASEMENT (RECREATION PARCEL) RECORDED IN VOLUME 323 OF RECORDS ON PAGE 832 AS DOCUMENT NO. 102826.
THIS AGREEMENT IS FOR THE COSTS PAYABLE ASSOCIATED WITH THE DECLARATION OF EASEMENT RECORDED IN VOLUME 179 OF RECORDS ON PAGE 122 AS DOCUMENT NO. 13901.

18. AGREEMENT AND DECLARATION OF EASEMENTS RECORDED IN VOLUME 567 OF RECORDS ON PAGE 791 AS DOCUMENT NO. 232722.
THESE EASEMENTS DECLARE, GRANT AND CONVEY A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE FACILITIES PROPERTY, THE RESORT LAND AND ALL STREETS, RIGHT OF WAYS, DRIVEWAYS WITHIN WHICH THE SEWERAGE COLLECTION FACILITY ARE LOCATED, FOR THE BENEFIT OF ITASCA AND LENDER. ITASCA LANDS ARE DESCRIBED AS THE LODGE PROPERTY WHICH INCLUDES ALL OF PROPOSED UNIT 1.

19. RESTRICTIONS AS SET FORTH ON CERTIFIED SURVEY MAP NO. 4028 RECORDED IN VOLUME 25 OF CERTIFIED SURVEYS ON PAGE 67 AS DOCUMENT NO. 701083.
THE STREET AND SIDE YARD SETBACKS ARE SHOWN ON THIS PLAT PER CERTIFIED SURVEY MAP NO. 4028 ALONG WITH THE 85 HIGHWAY SETBACK WHICH STATES THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES.

20. DECLARATION AND RESERVATION OF EASEMENTS RECORDED AS DOCUMENT NO. 703260.
THESE DECLARATION OF RESERVATION OF EASEMENTS ARE SHOWN ON THIS PLAT. SOME OF THESE RESERVATIONS OF EASEMENTS HAVE BEEN AMENDED AND RESTATED AS RECOREDED IN DOCUMENT NO. 925764 AND HAVE BEEN SHOWN ON THIS PLAT.

22. POSSIBLE ENCROACHMENT OF BUILDING INTO SETBACK AS DISCLOSED ON THE CONDOMINIUM PLAT FOR THE LODGE AT GENEVA RIDGE CONDOMINIUM HOTEL RECORDED AS DOCUMENT NO. 705051.
THIS POSSIBLE ENCROACHMENT DOES NOT AFFECT PROPOSED UNIT 1.

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: MAY 17, 2016

PETER S. GORDON P.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

100 90 80 70 60 50 40 30 20 10 0 50 100
MAP SCALE IN FEET ORIGINAL 1" = 50'

LEGAL DESCRIPTION FROM TITLE COMMITMENT DATED 3/15/2016

Units 3104, 3105, 3108, 3109, 3114, 3115, 3118, 3119, 3204, 3205, 3208, 3209, 3214, 3215, 3218, 3219, 3304, 3305, 3308, 3309, 3314, 3315, 3318, 3319, 3404, 3405, 3408, 3409, 3414, 3415, 3418, 3419, 4109, 4115, 4119, 4123, 4200, 4204, 4208, 4209, 4214, 4215, 4218, 4219, 4222, 4223, 4226, 4300, 4304, 4306, 4309, 4314, 4315, 4318, 4319, 4322, 4323, 4326, 4400, 4404, 4408, 4409, 4414, 4415, 4418, 4419, 4422, 4423, 4426, 5104, 5105, 5108, 5109, 5114, 5115, 5118, 5119, 5122, 5123, 5204, 5205, 5208, 5209, 5214, 5215, 5218, 5219, 5222, 5223, 5304, 5305, 5308, 5309, 5314, 5315, 5318, 5319, 5322, 5323, 5404, 5405, 5408, 5409, 5414, 5415, 5418, 5419, 5422, 5423, 6105, 6109, 6115, 6119, 6123, 6127, 6200, 6204, 6205, 6208, 6209, 6214, 6215, 6218, 6219, 6222, 6223, 6226, 6227, 6300, 6304, 6305, 6308, 6309, 6314, 6315, 6318, 6319, 6322, 6323, 6326, 6327, 6400, 6404, 6405, 6408, 6409, 6414, 6415, 6418, 6419, 6422, 6423, 6426 and 6427 together with said unit's undivided interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in The Lodge at Geneva Ridge Condominium Hotel, 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 April 5, 2007, as Document No. 705050, said condominium being located in the Town of Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Address: W4240 State Highway "50"
Tax Key No's:

JLGR 03104, JLGR 03105, JLGR 03108, JLGR 03109, JLGR 03114, JLGR 03115, JLGR 03118, JLGR 03119, JLGR 03204, JLGR 03205, JLGR 03208, JLGR 03209, JLGR 03214, JLGR 03215, JLGR 03218, JLGR 03219, JLGR 03304, JLGR 03305, JLGR 03308, JLGR 03309, JLGR 03314, JLGR 03315, JLGR 03318, JLGR 03319, JLGR 03404, JLGR 03405, JLGR 03408, JLGR 03409, JLGR 03414, JLGR 03415, JLGR 03418, JLGR 03419, JLGR 04109, JLGR 04115, JLGR 04119, JLGR 04123, JLGR 04200, JLGR 04204, JLGR 04208, JLGR 04209, JLGR 04214, JLGR 04215, JLGR 04218, JLGR 04219, JLGR 04222, JLGR 04223, JLGR 04226, JLGR 04300, JLGR 04304, JLGR 04308, JLGR 04309, JLGR 04314, JLGR 04315, JLGR 04318, JLGR 04319, JLGR 04322, JLGR 04323, JLGR 04326, JLGR 04400, JLGR 04404, JLGR 04406, JLGR 04409, JLGR 04414, JLGR 04415, JLGR 04418, JLGR 04419, JLGR 04422, JLGR 04423, JLGR 04426, JLGR 05104, JLGR 05105, JLGR 05108, JLGR 05109, JLGR 05114, JLGR 05115, JLGR 05118, JLGR 05119, JLGR 05122, JLGR 05123, JLGR 05204, JLGR 05205, JLGR 05208, JLGR 05209, JLGR 05214, JLGR 05215, JLGR 05218, JLGR 05219, JLGR 06222, JLGR 05223, JLGR 05304, JLGR 05305, JLGR 05308, JLGR 05309, JLGR 05314, JLGR 05315, JLGR 05318, JLGR 05319, JLGR 05322, JLGR 05323, JLGR 05404, JLGR 05405, JLGR 05408, JLGR 05409, JLGR 05414, JLGR 05415, JLGR 05418, JLGR 05419, JLGR 05422, JLGR 05423, JLGR 06105, JLGR 06109, JLGR 06116, JLGR 06119, JLGR 06123, JLGR 06127, JLGR 06200, JLGR 06204, JLGR 06205, JLGR 06208, JLGR 06209, JLGR 06214, JLGR 06215, JLGR 06218, JLGR 06219, JLGR 06222, JLGR 06223, JLGR 06226, JLGR 06227, JLGR 06300, JLGR 06304, JLGR 06305, JLGR 06308, JLGR 06309, JLGR 06314, JLGR 06315, JLGR 06318, JLGR 06319, JLGR 06322, JLGR 06323, JLGR 06326, JLGR 06327, JLGR 06400, JLGR 06404, JLGR 06405, JLGR 06408, JLGR 06409, JLGR 06414, JLGR 06415, JLGR 06418, JLGR 06419, JLGR 06422, JLGR 06423, JLGR 06426 and JLGR 06427

TO BECOME UNIT 1 OF THE CONDOMINIUM PLAT FOR THE LODGE AT GENEVA RIDGE CONDOMINIUM HOTEL ADDENDUM NO. 1

RECEIVED
AUG - 4 2016
By: Jan

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING

- WORK ORDERED BY -
GENEVA RIDGE SENIOR HOUSING, LLC

REVISIONS

PROJECT NO. 3630.

DATE 5/17/

SHEET NO. 1 OF

6/14/2016 X:\Projects\3630\3630_ALT\2014\TITLE SURVEY UNIT 1