

SURVEYOR'S CERTIFICATE

- (i) First American Title Insurance Company
- (ii) CH Lake Geneva LLC
- (iii) The Huntington National Bank, a national banking association, and its successors and/or assigns

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, 3, 4, 6(a), 7(b)(1), 8 & 9 of Table A thereto. The field work was completed on March 01, 2018.

Ryan Wiegert, P.L.L.C. No. S-2847
Date of Plat or Map: 5/3/08
ryan.w@ecdesigner.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1802540

WISCONSIN
★ ★
RYAN J. WIEGERT
S-2847
2011.06

LANDS DESCRIBED IN COMMITMENT NO. 2914616 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 01, 2018:

Unit One (1) in Cowbock of Lyons Condominium being a "condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Showbock of Lyons Condominium", dated the 13th day of January, 1997 and recorded the 15th day of January, 1997 in the Office of the Register of Deeds for Walworth County, Wisconsin, in Volume 645 of Records at Pages 2378 through 2398, as Document No. 346835 in the Town of Lyons, Walworth County, Wisconsin, and by a Condominium Plat therefore;

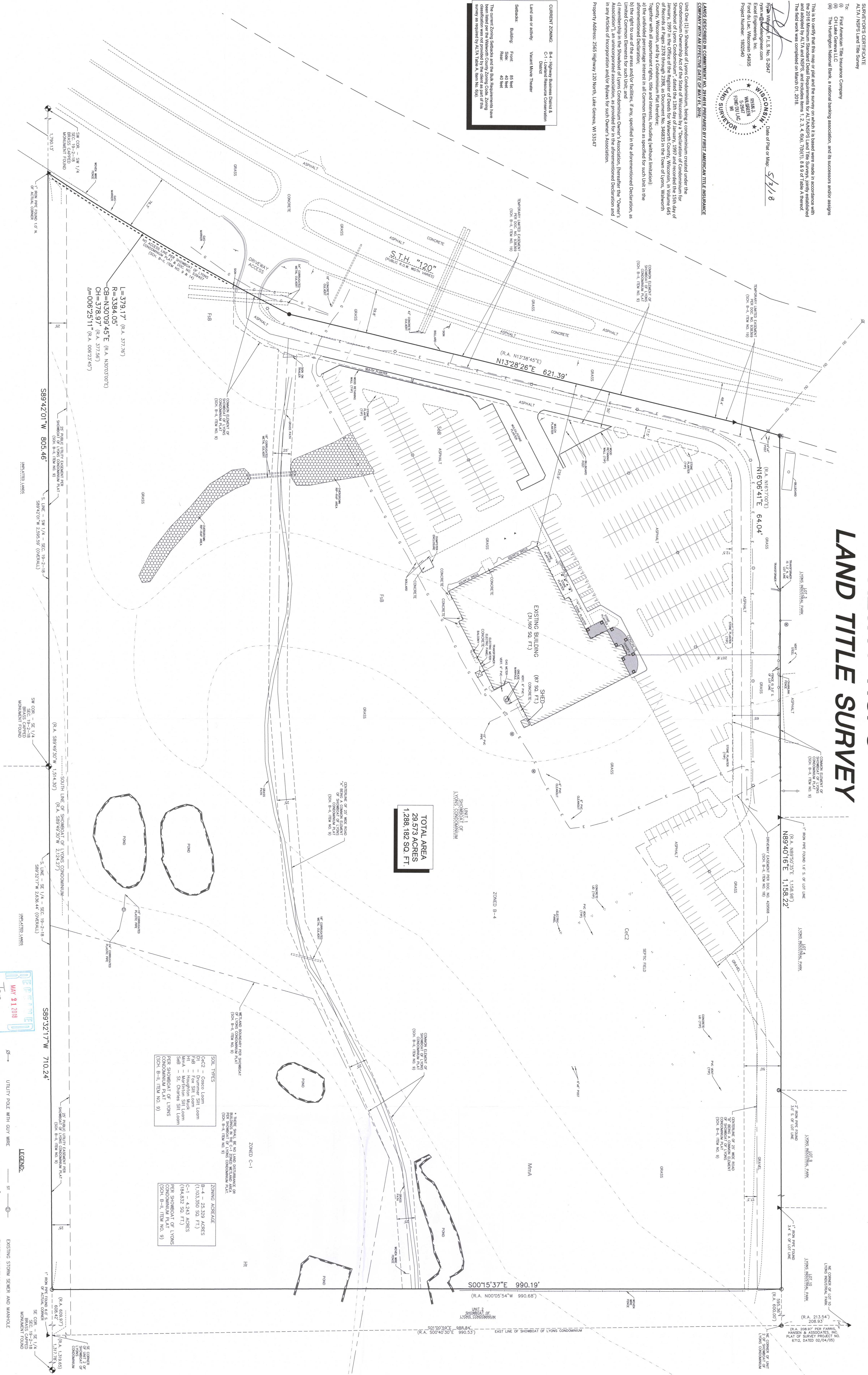
b) the right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, Limited Common Elements for such Unit; and

Property Address: 2565 Highway 120 North, Lake Geneva, WI 53147

CURRENT ZONING:		Land use or activity:	Vacant Moore Theater
Setbacks:			
Building:	Front: 65 feet Side: 25 feet Rear: 40 feet		

The current Zoning Setbacks and the Bulk Requirements have been listed per the Watavon County Zoning Code. Zoning has been listed per the Watavon County Zoning Code. This survey as required by ALTA Title A, Item 16. (b)(i).

**ALTA / NSPS
LAND TITLE SURVEY**



ALTA NOTES

1. Bearing referenced to the Wisconsin State Plane Coordinate System, South Zone. The South line is Southeast by Section 19-2-18, line 4, has a bearing of South 94° 42' 01" West.
 2. Only the improvements that were within from above ground at time of survey and through a normal search and walk through the area are shown on the map. Lanes and driveways, if any, are not shown on this survey.
 3. Surface indications of utility lines along with Doggett's utility markings on the surveyed parcel have been shown. Official records have not been provided for additional information. Constructed underground excavatory shafts together with Doggett's utility markings are shown. The surveyor is not responsible for obtaining the full extent of underground services and utility lines. Contact Doggett's Home at 1-800-242-8811.
 4. The survey may not reflect all status, or encumbrances, if such have not been fully disclosed, or stated, as they are shown on the map. The surveyor is not responsible for the status of the property and the status of the property as shown on the map. The surveyor is not responsible for the status of the property and the status of the property as shown on the map.
 5. The location of the property lines shown on the map is based on the description and information furnished by the client, together with the land commitment. The parcel that is reflected may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency's Flood Insurance Rate Map community panel 650270033D with an effective date of October 02, 2008, the property falls within Zone "X" (Unshaded areas determined to be outside the 0.2% annual chance floodplain).
- The property described herein contains 20.673 acres (±) (236,184 sq. ft.) of land, more or less.

Schedule Rail Expenditure are as follows:

80. Evidence for easementing rights includes both a deeded easement on the recorded plat, "Plan of Subdivision of Lyons Condominium, recorded January 15, 1997," and a recorded easement, "Easement for Lyons Condominium, recorded January 15, 1997." Additionally, the recorded easement, "Easement for Lyons Condominium, recorded January 15, 1997," contains a reference to a "public utility easement, no access line, common elements, wetland boundary, in grading and soil types have been depicted on this survey."
81. Right of way granted by Fred Paul and Pauline Fager, its heirs, to Wisconsin Telephone Co., recorded October 6, 1911 in Volume 103 of McGaughey on page 445, as Document No. 130007. This document is a general location to depict the survey. Highway 64 is 142'00" wide. Hwy 387 is there in a specific width or location to depict the survey.
82. Easement granted by Fred Paul and Pauline Fager, its heirs, to Wisconsin Gas and Electric Company, recorded September 26, 1914 in Volume 111 of McGaughey on page 533, as Document No. 071563. This document is a general location to depict the survey. Highway 64 is 142'00" wide. Hwy 387 is there in a specific width or location to depict the survey.
83. Easement granted by George Paul to Wisconsin Southern Gas Company, recorded December 10, 1964 in Volume 614 of McGaughey on page 265, as Document No. 659514, as modified by Document No. 651649. This easement is a general location to depict the survey. Highway 64 is 142'00" wide. Hwy 387 is there in a specific width or location to depict the survey. Document No. 651649 conveys the right of the above easement from Wisconsin Electric Power Company to the Wisconsin Department of Transportation.
84. Easement granted by George Paul to Wisconsin Southern Gas Company, recorded December 10, 1964 in Volume 614 of McGaughey on page 265, as Document No. 659514, as modified by Document No. 651649. This easement is a general location to depict the survey. Highway 64 is 142'00" wide. Hwy 387 is there in a specific width or location to depict the survey. Document No. 651649 conveys the right of the above easement from Wisconsin Electric Power Company to the Wisconsin Department of Transportation.
85. Terms, positions, objects, right of title, appurtenances, conditions, covenants, easements, adjoiners, and improvements, and items provided by applicable condominium law or the Condominium Declaration and Bylaws to a general easement for utility pipes across all common areas of the Subdivision of Lyons Condominium. There is a specific width or location to depict on this survey.
86. Item is not survey related and was not reviewed as part of this survey.
87. Relative Agreement recorded January 15, 1997 in Volume 645, Page 2401 as Document No. 568537. This item is not survey related and was not reviewed as part of this survey.
88. Driveway Easement recorded October 22, 1999 in Volume 867, Page 4154 as Document No. 426566. Easement is depicted on this survey.
89. Temporary Limit Easement recorded December 21, 2016 as Document No. 635369. Temporary limited easement is applied on this survey.
90. Other contingencies have not specified means may not have been considered relevant in an ATLASINS Limit The Survey, and there has not been reviewed in conjunction with preparation of this plat. (6) Generation appurtenances, Leases, McGaughey, Liens, special easements, covenants, trusts, unperfected or unperfected rights, and other interests in regards to ATLASINS' title. A. Item No. 9, the subject property contains 300' regular striped parking stalls and 8 handicap accessible striped parking stalls for a total of 308 striped parking stalls.

VICINITY MAP

RECEIVED
MAY 21 2018
by Jan

LEGEND:

-

NO

SURFACE INDICATIONS OF UTILITIES ALONG WITH DODGAR'S HOLELINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

PROFESSIONAL SEAL

ALTA/NSPS LAND TITLE SURVEY
EMAGINE THEATER
2565 HIGHWAY 120 NORTH • LAKE GENEVA, WI 53147

PROJECT INFORMATION 1802540

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

ISSUE DATE	MAR. 27, 2018
REVISIONS	

MAY 03, 2018

Age Group	U.S. should take action (%)	U.S. should not take action (%)
18-29	85	15
30-49	82	18
50-69	88	12
70+	92	8

SHEET INFORMATION

ALIA / NSPS
LAND TITLE SLIP/VEY

SHEET NUMBER

100

A

1

2017 © EXCEL ENGINEERING, INC.