

ALTA/NSPS LAND TITLE SURVEY

Survey No. 16-0000

May 18th, 2021

LOCATION: Buckby Road, Lyons, Wisconsin

CURRENT OWNER: Kimberly Nass and Penelope Miller

The below described parcel is the same land as described in CHICAGO TITLE INSURANCE COMPANY commitment number 21-1241 bearing an effective date of April 23rd, 2021 at 8:00 A.M.

NOTES CORRESPONDING TO SCHEDULE B - II

Items 1 - 17 are not survey related.

18. Utility Easement for the purpose and rights incidental thereto granted by Peter J. Allegritti and Bonnie K. Allegritti, husband and wife to Wisconsin Electric Power Company and Wisconsin Bell, Inc., dated November 8, 1993 and recorded on November 30, 1993, in Volume 627 of Deeds, on page 623, as Document No. 272515. Does Not Affect Subject Parcel.

19. Zoning classifications, flood plain and shoreline zoning lines, restrictions and any other matters as may be referenced on Certified Survey Map No. 4103, recorded on December 11, 2007, in Volume 25 of Certified Survey Maps, on page 323, as Document No. 725282 and reciting in part as follows: "No buildings may be erected on this parcel until a conditional use is granted." "Lot 4 is considered a standard A-1 parcel and is a farm separation remnant."

20. The Policy, when issued, does not insure the ownership or exact location of any portion of the subject premises created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), land cut off by a change in the course of the water body (avulsion), or artificially filled or submerged land. Riparian rights are neither guaranteed nor insured.

21. Rights of the Public in any portion of the subject premises lying below the ordinary high-water mark of the White River, title to filled in or submerged lands, and the rights of the government to regulate the use of the shore and riparian rights.

Items 22 - 25 are not survey related.

NOTE:

- There is no known address for this Parcel at this time.
- Parcel is Zoned A-1. The setback is 50 feet.
- There are no buildings on the Parcel.
- There were no substantial features observed on the Parcel at the time of the survey.
- There are no parking spaces on the Parcel.
- There are no party walls on the Parcel.
- Utilities were marked by Digger's Hotline. Ticket No. 20211723337 and No. 20211723262.
- No evidence of earth moving or building construction was observed.
- No evidence of street or sidewalk construction was observed.
- Setback lines shown are for future House building. Animal Buildings will require a setback of 100 feet from all Lot lines.

UNDERGROUND UTILITIES NOTE:

Underground sewer and utility information as shown is obtained from the records of the municipality, local utility companies and/or field locations. The accuracy of which can NOT be guaranteed or certified to.

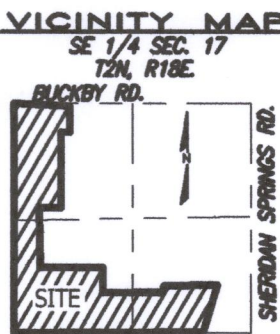
FLOOD NOTE:

Per the National Flood Insurance Program, Flood Insurance Rate Map No. 55127C0219D, Effective Date: 10-2-2009; this property lies within "Zone X" which is defined as areas determined to be outside the 0.2% annual chance floodplain.

STATEMENT OF ENCROACHMENTS

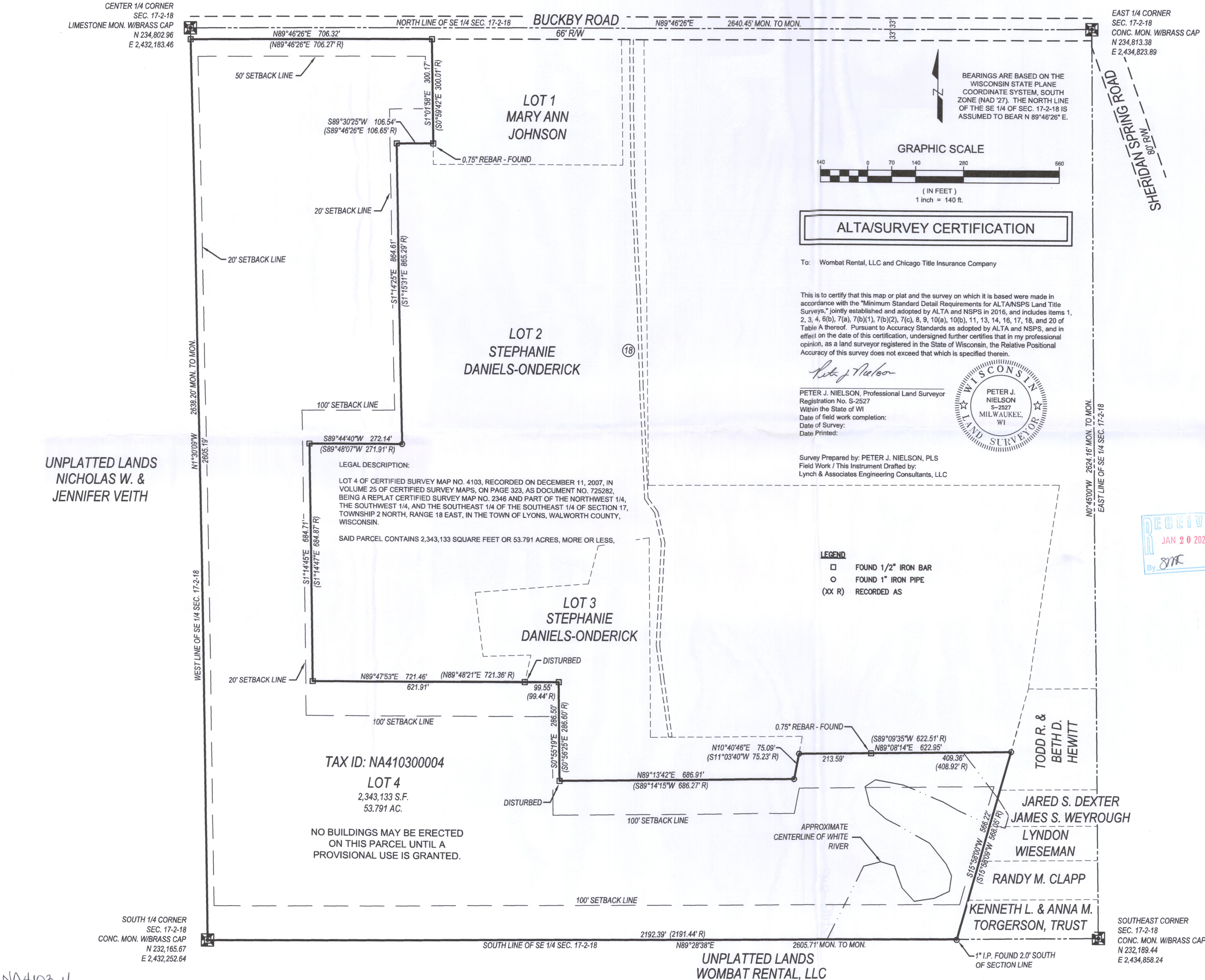
There are no visible encroachments on the subject parcel.

VICINITY SKETCH



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