

ALTA \ NSPS LAND TITLE SURVEY

A parcel of land located in the Southeast 1/4 of Section 19, Township 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows: Beginning at the Southwest corner of Swan Creek Condominiums, located in said City of Delavan; thence North 88° 47' 50" East along the South line of said Swan Creek Condominiums, 565.65 feet; thence South 1° 22' 17" East, 848.47 feet; thence North 77° 44' 43" West 783.67 feet to the Southeastly line of County Trunk Highway "O" or South Second Street; thence North 28° 20' 43" East along said Southeastly line 68.45 feet to a point of curve; thence Northeastly along said Southeastly line and along the arc of a curve to the left with a radius of 1096.73 feet, a chord bearing and distance of North 23° 26' 53" East 237.21 feet to a point of curve; thence Northeastly along said Southeastly line and along the arc of a curve to the left with a radius of 1199.05 feet, a chord bearing and distance of North 7° 59' 23" East 385.48 feet; thence North 1° 13' 46" West along the Easterly line of said South Second Street 10.39 feet to the place of beginning. EXCEPT Certified Survey Map No. 3161 recorded November 17, 1999, as Document No. 431509.

TO: HOME PATH FINANCIAL, LP;
CHICAGO TITLE INSURANCE COMPANY;

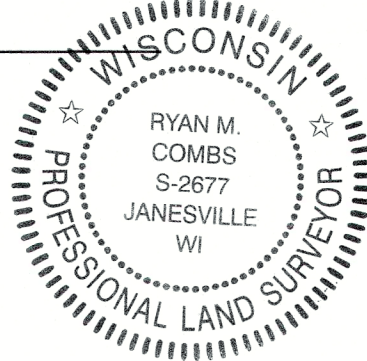
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA \ NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11A AND 13 OF TABLE A THEREOF AND COMPLIES WITH CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE. THE FIELD WORK WAS COMPLETED ON OCTOBER 4TH 2023.

DATE OF PLAT OR MAP: OCTOBER 5, 2023.

Ryan M. Combs

RYAN M. COMBS, PLS NO. 2677

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.



NOTE: THIS SURVEY IS BASED ON TITLE COMMITMENT NO. WI2306085, ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED AUGUST 23, 2023.

NOTE: SURVEYOR COULD NOT LOCATE AN ADDRESS FOR THE SUBJECT PREMISES.

NOTE: THE SUBJECT PREMISES IS LOCATED IN ZONE AE AND ZONE X ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55127C0282D WITH AN EFFECTIVE DATE OF 10-02-2009.

NOTE: THERE ARE NO STRIPED PARKING STALLS LOCATED ON THE SUBJECT PREMISES.

NOTE: REGARDING ITEM 11A OF TABLE A, SURVEYOR WAS NOT FURNISHED ANY PLANS OR REPORTS FROM THE CLIENT. LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN AS LOCATED ON THE GROUND BY DIGGER'S HOTLINE TICKET NO. 20233922744.

NOTE: NAMES OF ADJOINING OWNERS WERE TAKEN FROM THE WALWORTH COUNTY GIS WEBSITE.

SCHEDULE B-II EXCEPTION NOTES:

17. Delavan-Darien Masonic Lodge F.A.M. No. 12 Easement Agreement recorded June 14, 1999 as Document No. 418553. (IN SURVEYOR'S OPINION EASEMENT IS LOCATED NORTH OF THE SUBJECT PREMISES.)

18. Ridgestone Village Real Estate Investment, L.L.C. Easement Agreement recorded June 14, 1999 as Document No. 418554. (IN SURVEYOR'S OPINION EASEMENT IS LOCATED NORTH OF THE SUBJECT PREMISES.)

19. Sewer Extension Agreement recorded November 17, 1999 as Document No. 431508. (NON-SURVEY ISSUE AFFECTING THE SUBJECT PREMISES.)

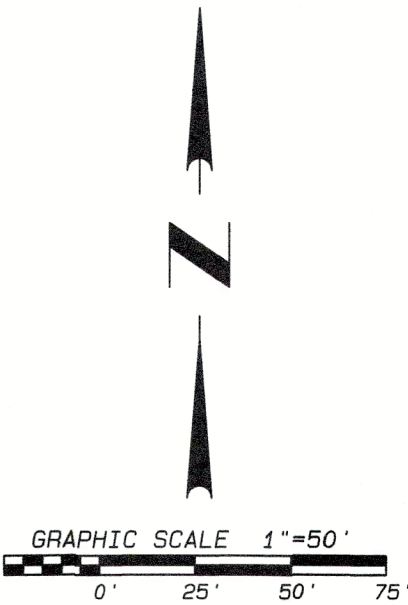
20. Award of Damages for Highway Right of Way recorded June 25, 1954 as Document No. 462357. (FOR C.T.H. "O" TAKING.)

21. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on August 5, 1954, as Document No. 463574. (APPROXIMATE LOCATION SHOWN ON MAP.)

22. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on July 5, 1973, as Document No. 666789. (APPROXIMATE LOCATION SHOWN ON MAP.)

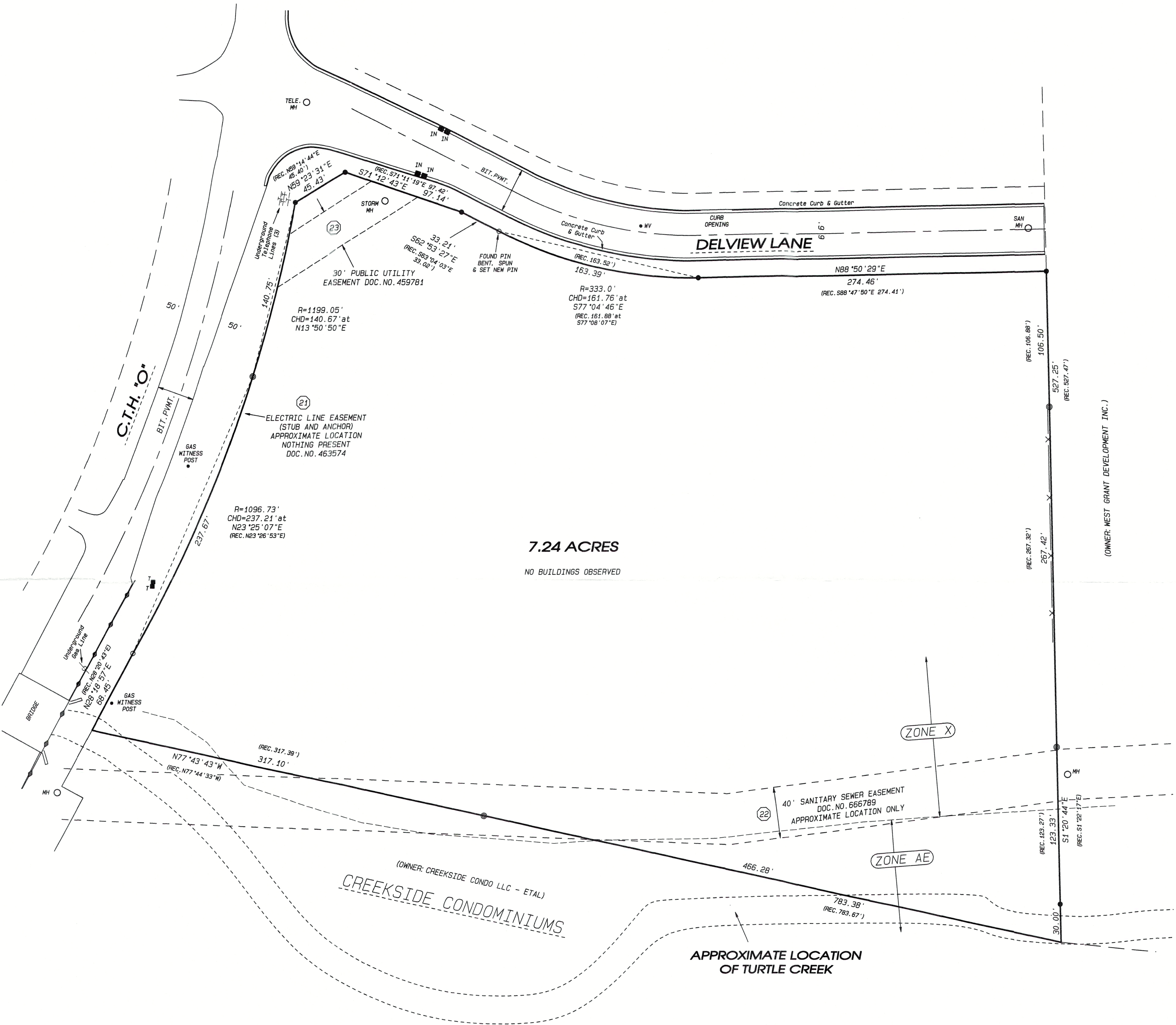
23. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on January 12, 2001, as Document No. 459781. (APPROXIMATE LOCATION SHOWN ON MAP.)

NOTE: ASSUMED S1°20'44"E ALONG THE EAST LINE OF THE SUBJECT PREMISES.



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- MH ○ MANHOLE
- T ■ TELEPHONE BOX
- WV ■ WATER VALVE
- IN ■ CURB INLET
- X—X— FENCE
- RAILING



Combs & Associates 109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com	• LAND SURVEYING	DATE	10/05/2023
	• LAND PLANNING	BY	s11
	• CIVIL ENGINEERING	PROJECT NO.	123-399
		CLIENT	HOME PATH