

Line Table Line # | Length | Direction 9.03 S25°17'05"W L2 13.88 N60°51'18"E L3 9.30' N81°36'53''W L4 14.26 S77°09'00"W 9.03' L5 S25°17'05"W S63°28'01"E L7 13.88' N60°51'18"E L8 18.80' N00°07'47"E N39°40'33"W 20.00' L10 N00°07'47"E 10.40 N74°09'23"E 12.67' N00°07'47"E L12 L13 0.70 S07°53'57"E 2.73' S89°52'11"E L14

LEGEND

OR MONUMENTATION AS NOTED

= BENCH MARK A = CONTROL POINT

★ = CUT CROSS SET

O = FOUND REBAR

⋈ = CHISELED MARK FOUND

 \bullet = 3/4" O.D.x24" LONG.

= SECTION CORNER MON.

 \triangle = FOUND MAG/PK

SET MAG NAIL

(R.A.) = RECORDED AS

⊗ = WATER VALVE

Q = FIRE HYDRANT

OBURE = SOIL BORING

970.90= SPOT ELEVATION

= POLE/POST/BOLLARD

(MH) = MANHOLE TYPE NOTED

(T) = TELEPHONE MANHOLE

(w) = WATER MANHOLE

X = UTILITY METER

⊚ GUY = GUY WIRE POLE

* = SPRINKLER

→ = LIGHT POLE

= POWER POLE

□-X= POWER/LIGHT POLI ○-= TRAFFIC SIGNAL

O-X = LIGHT POLE WITH MAST

= PEDESTAL

O = CURB STOP

⊞ = CURB INLET ∅ = GAS VALVE

OFLAG = FLAG POLE

OMWELL = MONITORING WELL

= PARKING METER

---- = FENCE

= UTILITY CONTROL BOX

OVLV = UNKNOWN UTILITY VALVE

. EL. = FIRST FLOOR ELEVATION

----3---= MINOR CONTOUR

----5 ---- = MAJOR CONTOUR

---- x ---- = CHAINLINK FENCE

= WOODED AREA/SHRUB EDGE

= BEAM GUARD

_____ w___ = WATER MAIN

_____ st ____ = STORM SEWER

----- SAN----- = SANITARY SEWER

----- COMBINED SEWER

---- STM---- = STEAM LINE

= ASPHALT SURFACE

= CONCRETE SURFACE

= WETLANDS

---- g---- = NATURAL GAS MAIN

= UNDERGROUND ELECTRIC

----- OH----- = OVERHEAD UTILITY LINES

---- c ---- = COMMUNICATION CONDUIT

BUILDING OUTLINE

OWELL = WELL

⊞ = INLET

(E) = ELECTRIC MANHOLE

(SA) = SANITARY SEWER MANHOLE (ST) = STORM SEWER MANHOLE

않 않= BUSH, SHRUB

O = BOULDER

WMO = WINDMILL

PULLBOX

Curve # | Radius | Length | Chord | Chord Bearing 140.31' | 135.57' S51°13'03"W C2 95.00' 51.92' | 51.27' S09°37'46"W C3 400.00' | 204.38' | 202.16' N75°29'34"E C4 110.00' 110.89' | 106.25' N31°58'34"E C5 20.00' 28.53' 26.18' N40°44'33"W S87°46'04"W 810.00' 300.21 | 298.49 C7 115.00' 104.10' 100.58' S51°13'03"W C8 55.00' 85.20' | 76.93' S19°05'28"E S69°24'07"E C9 360.00' 74.58' | 74.45' C10 360.00' 52.50' | 52.45' N65°01'57"E C11 70.00 74.19' | 70.77' N30°29'33"E



REGISTER'S HOTLINE TICKETS:

20164111258 & 20164111185

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED

INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT

EXCAVATION MAY BE NECESSARY.

SCHEDULE B NOTES

(No.) (CORRESPONDS WITH B EXCEPTIONS ON THE MAP)

THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 75257. DATED SEPTEMBER 13, 2016. WHICH LISTS THE FOLLOWING APPLICABLE EXCEPTIONS PER SCHEDULE B. 14. Wisconsin Priority Watershed Cost-Share Agreement recorded in the office of the Register of Deeds for

Walworth County, Wisconsin on April 7, 2000 as Document No. 440655. (Not on parcel) 15. Conservation Easement dated December 27, 2000 and recorded in the office of the Register of Deeds for

Walworth County, Wisconsin on December 28, 2000 as Document No. 458894. (Not on parcel) 16. Utility Easement to CENTURY TELEPHONE OF THE MIDWEST recorded in the office of the Register of Deeds

for Walworth County, Wisconsin on July 25, 2003 as Document No. 567360. (Blanket Easement) 17. Condominium Declaration and Restrictions dated June 22, 2005 and recorded in the office of the Register

of Deeds for Walworth County, Wisconsin on July 22, 2005 as Document No. 647594. (As shown) Amended Declarations dated December 1, 2008 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 22, 2 008 as Document No. 751551. (Not on survey)

Conservation Agreement Assumption dated December 12, 2013 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 13, 2013 as Document No. 877098. (Not on parcel) Second Amendment to Declaration of Condominium dated September 4, 2015 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on October 8, 2015 as Document No. 913428. (Not survey

related) 21. Easement/Right-of-way dated December 3, 2008 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 22, 2008 as Document No. 751553. (As shown)

22. Easement/Right-of-way dated July 10, 2015 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 13, 2015 as Document No. 908268. (For Condominium Circle Drive lands only, not Expansion Lands as shown on page 2 of 2).

TABLE A NOTES

MONUMENTS PLACED OR FOUND. (AS SHOWN)

FLOOD ZONE CLASSIFICATION PER FEMA PANEL 55127 C00910 EFFECTIVE DATE: 10/2/2009

VERTICAL RELIEF PER CONTOURS SHOWN ON FACE OF PLAT ALONG WITH DATUM AND BENCH MARKS. (AS SHOWN) SUBSTANTIAL FEATURES AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY. (AS SHOWN)

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). (AS

INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AS SHOWN)

PROFESSIONAL LIABILITY INSURANCE CONFIRMATION (CERTIFICATE SUPPLIED)

LEGAL DESCRIPTION PROVIDED PER THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 75257, DATED SEPTEMBER 13, 2016.

BEING PART OF THE NW 1/4 OF SECTION 30. TOWN 4 NORTH. RANGE 18 EAST. VILLAGE OF EAST TROY. WALWORTH COUNTY. WISCONSIN, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 30: THENCE WITH THE WEST LINE OF SAID NW 1/4 SO°06'57"E, A DISTANCE OF 675.03' TO A POINT; THENCE N82°03'48"E, A DISTANCE OF 1258,17' TO THE POINT OF BEGINNING; THENCE N82°03'48"E, A DISTANCE OF 503,71; TO A POINT; THENCE S00°06'40"W, A DISTANCE OF 220.38' TO A POINT; THENCE N82°02'00"E, A DISTANCE OF 368.12'; TO A POINT; THENCE S07°59'57"E, A DISTANCE OF 0.70' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 140.31, SAID CURVE HAVING A RADIUS OF 155.00, A CHORD THAT BEARS S51°13'03"W, FOR A DISTANCE OF 135.57' TO A POINT; THENCE S25°17'05"W, A DISTANCE OF 9.03'; TO A POINT ON A CURVE: THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 51.92', SAID CURVE HAVING A RADIUS OF CURVE: THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 204.38'. SAID CURVE HAVING A RADIUS OF 400.00'. A CHORD BEARS N31°58'34"E FOR A DISTANCE OF 106.25' TO A POINT; THENCE N71 °20'04"E, A DISTANCE OF 68.90' TO A POINT; THENCE SOO°O2'O3"E, A DISTANCE OF 404.54' TO A POINT; THENCE S82°55'43"W, A DISTANCE OF 1121.48' TO A POINT; THENCE NOO°12'23"W, A DISTANCE OF 279.87' TO A POINT; THENCE S81°39'13"W, A DISTANCE OF 200.85' TO A POINT, THENCE NOO°21'11"W, A DISTANCE OF 487.85' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 13.91 ACRES.

Said land beina "EXPANSION LAND" within Fields Neiahborhood Condominium, created by Declaration dated June 22, 2005 and recorded in the Walworth County Register of Deeds Office on July 22, 2005, as Document No. 647594

and Condominium Plat thereof, and as amended.

ALSO INCLUDING PARCEL 2 BEING PART OF THE NW 1/4 OF SECTION 30, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 30: THENCE WITH THE WEST LINE OF SAID NW 1/4. SO°06'57"E. A DISTANCE OF 675.03' TO A POINT: THENCE N82°03'48"E, A DISTANCE OF 1258.17' TO A POINT; THENCE N82°03'48"E, A DISTANCE OF 503.71' TO A POINT; THENCE SOO°06'40"W, A DISTANCE OF 220.38' TO A POINT; THENCE N82°02'00"E, A DISTANCE OF 368.12' TO A POINT; THENCE SO7°59'57"E, A DISTANCE OF 0.70' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 140.31, SAID CURVE HAVING A RADIUS OF 155.00, A CHORD THAT BEARS S51°13'03"W, FOR A DISTANCE OF 135.57' TO A POINT; THENCE S64°42'55"E, A DISTANCE OF 40.00' TO THE POINT OF BEGINNING; THENCE S25°17'05"W. A DISTANCE OF 9.03' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 85.20', SAID CURVE HAVING A RADIUS OF 55.00', A CHORD THAT BEARS S19°05'28"E FOR A DISTANCE OF 76.93' TO A POINT; THENCE S63°28'01"E, A DISTANCE OF 9.51' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 74.58', SAID CURVE HAVING A RADIUS OF 360.00', A CHORD THAT BEARS S69°24'07"E FOR A DISTANCE OF 74.45' TO A POINT; THENCE N14°39'48"E, A DISTANCE OF 80.00' TO A POINT; THENCE N86°59'13"E, A DISTANCE OF 175.00' TO A POINT; THENCE S19°34'23"E, A DISTANCE OF 79.48' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 52,50, SAID CURVE HAVING A RADIUS OF 360,00'. A CHORD THAT BEARS N65°01'57"E FOR A DISTANCE OF 52.45' TO A POINT; THENCE N60°51'18"E, A DISTANCE OF 13.88' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 74.19', SAID CURVE HAVING A RADIUS OF 70.00', A CHORD THAT BEARS N30°29'33"E FOR A DISTANCE OF 70.77' TO A POINT; THENCE N00°07'47"E, A DISTANCE OF 18.80' TO A POINT; THENCE N39°40'33"W. A DISTANCE OF 15.62' TO A POINT; THENCE N00°07'47"E, A DISTANCE OF 20.00' TO A POINT; THENCE N74°09'23"E, A DISTANCE OF 10.40' TO A POINT; THENCE NO°07'47"E, A DISTANCE OF 12.67' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 28.53', SAID CURVE HAVING A RADIUS OF 20.00', A CHORD THAT BEARS N40°44'33"W, A DISTANCE OF 26.18' TO A POINT THENCE N81°36'53"W, A DISTANCE OF 9.30' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 300.21', SAID CURVE HAVING A RADIUS OF 810.00', A CHORD THAT BEARS S87°46'04"W FOR A DISTANCE OF 298.49' TO A POINT; THENCE S77°09'00"W, A DISTANCE OF 14.26' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 104.10', SAID CURVE HAVING A RADIUS OF 115.00', A CHORD THAT BEARS S51° 13'03"W FOR A DISTANCE OF 100.58' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.26 ACRES.

Said land being "EXPANSION LAND" within Fields Neighborhood Condominium, created by Declaration dated June 22, 2005 and recorded in the Walworth County Register of Deeds Office on July 22, 2005, as Document No. 647594 and Condominium Plat thereof, and as amended.

SURVEYOR'S CERTIFICATE:

To: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 75257, DATED SEPTEMBER 13, 2016, FIELDS NEIGHBORHOOD CONDO ASSOCIATION (PARCEL 2, TAX NO. RFNC 0004B) & PSG EAST TROY LLC (PARCEL 1, TAX NO. RFNC 0004A).

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, 3, 4, 5, 8, 11, 13, 19 and 20 of Table A thereof. The fieldwork was completed on October 31, 2016.

Dated this 30th day of March, 2017.



003-1104 81-2



CONSULTING ENGINEERS 1224 SOUTH PINE STREET

BURLINGTON, WISCONSIN 53105 Phone: 262-767-2747 Fax: 262-767-2750 www.kapurengineers.com

EXPANSION LANDS **NEIGHBORHOOD CONDOMINIUM**

LOCATION:

VILLAGE OF EAST TROY, WISCONSIN

CLIENT: PSG, INC.

RELEASE:

FINAL DRAFT

REVISIONS: DESCRIPTION NORTH ARROW:





ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: CHECKED BY: 17.0006.01 PROJECT NUMBER:

SHEET NUMBER:

