

TITLE SURVEY
PART OF THE NORTHWEST 1/4 OF SECTION 31,
TOWN 3 NORTH, RANGE 17 EAST, CITY OF ELKHORN,
WALWORTH COUNTY, WISCONSIN

HARVEST POINTE SOUTH



FAIRFIELD HEIGHTS
CONDOMINIUM

WORK ORDERED BY -
DALLAS DEVELOPMENT COMPANY
820 WEST WALWORTH STREET
ELKHORN, WI 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
1/24/2014-KB
ADD SUMMARY &
TITLE CERTIFICATE

PROJECT NO.
5817.12

DATE
3/21/2012

SHEET NO.
1 OF 1

PARCEL 2:

Building Units 1 through 5, inclusive, together with said unit's undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Fairfield Heights Condominium, 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 June 14, 1999, in Volume 459 of Records, on pages 410 through 427 inclusive, as Document No. 179158, 1st Amendment recorded as Document No. 199993 and 2nd Amendment recorded as Document No. 224419, said condominium being located in the City of Elkhorn, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. YFF 00001A through YFF 00001H, inclusive
YFF 00002A through YFF 00002H, inclusive
YFF 1 00001 through YFF 1 00045, inclusive

NOTE:

All tax key numbers are assessed under YFF 00001A.

DEVELOPMENT SUMMARY:

BUILDINGS: 3 - 16 UNIT BUILDINGS (2-BEDROOM)
2 - 8 UNIT BUILDINGS (2-BEDROOM)

TOTAL UNITS: 64 UNITS

GARAGE BUILDINGS: 8 - 8 UNIT GARAGES (DETACHED)

INTERIOR GARAGE PARKING: 64 CARS

EXTERIOR PARKING IN FRONT OF GARAGES: 64 CARS

EXTERIOR PARKING: 45 CARS

TOTAL PARKING: 173 CARS

NOTE: ALL BUILDINGS ARE CONDOMINIUM UNITS FULLY OWNED BY
FAIRFIELD HEIGHTS PARTNERS, LLC WITH APARTMENT RENTALS WITHIN.

LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- ✱ = SET IRON REBAR STAKE
- = TRANSFORMER LOCATED
- = UTILITY BOX LOCATED
- = MANHOLE AND/OR CATCH BASIN LOCATED
- = HYDRANT LOCATED
- = VALVE LOCATED
- = LIGHT POLE LOCATED
- = CONCRETE AT GROUND LEVEL
- /○ = CONCRETE AT GROUND LEVEL WITH SECOND-STORY DECK ABOVE (LIMITED COMMON ELEMENT)
- = CHAINLINK FENCE LOCATED
- {XXX} = RECORDED AS

AREA LANDS SURVEYED = 260,445 S.F. (5.98 ACRES)

EASEMENT NOTES:

DOC. 506020 DESCRIBES A TEN FOOT WIDE SANITARY SEWER EASEMENT WHICH LIES SOUTH OF THE SURVEYED LANDS AND IS NOW PART OF THE ROW FOR PATRICIA STREET

DOC. 509539 DESCRIBES A 20 FOOT WIDE SANITARY SEWER EASEMENT WHICH IS NOW PART OF THE SANITARY SEWER EASEMENT ALONG THE SOUTH LINE OF THE SURVEYED PARCEL WITHIN THE "SANITARY SEWER EASEMENT CREATED ON THE CONDOMINIUM PLAT AND DECLARATION."

DOCUMENTS NO. 394580 AND 395427 ARE DRAIN TILE EASEMENTS WITH NO SPECIFIC LOCATION NOR WIDTH.

NOTE:

UNDERGROUND SANITARY SEWER AND WATER MAIN
INFORMATION SHOWN FROM RECORDS.

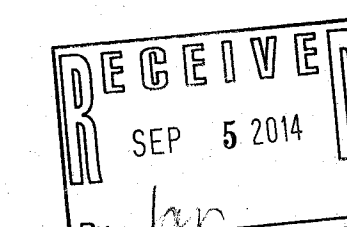
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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: 3/27/2012

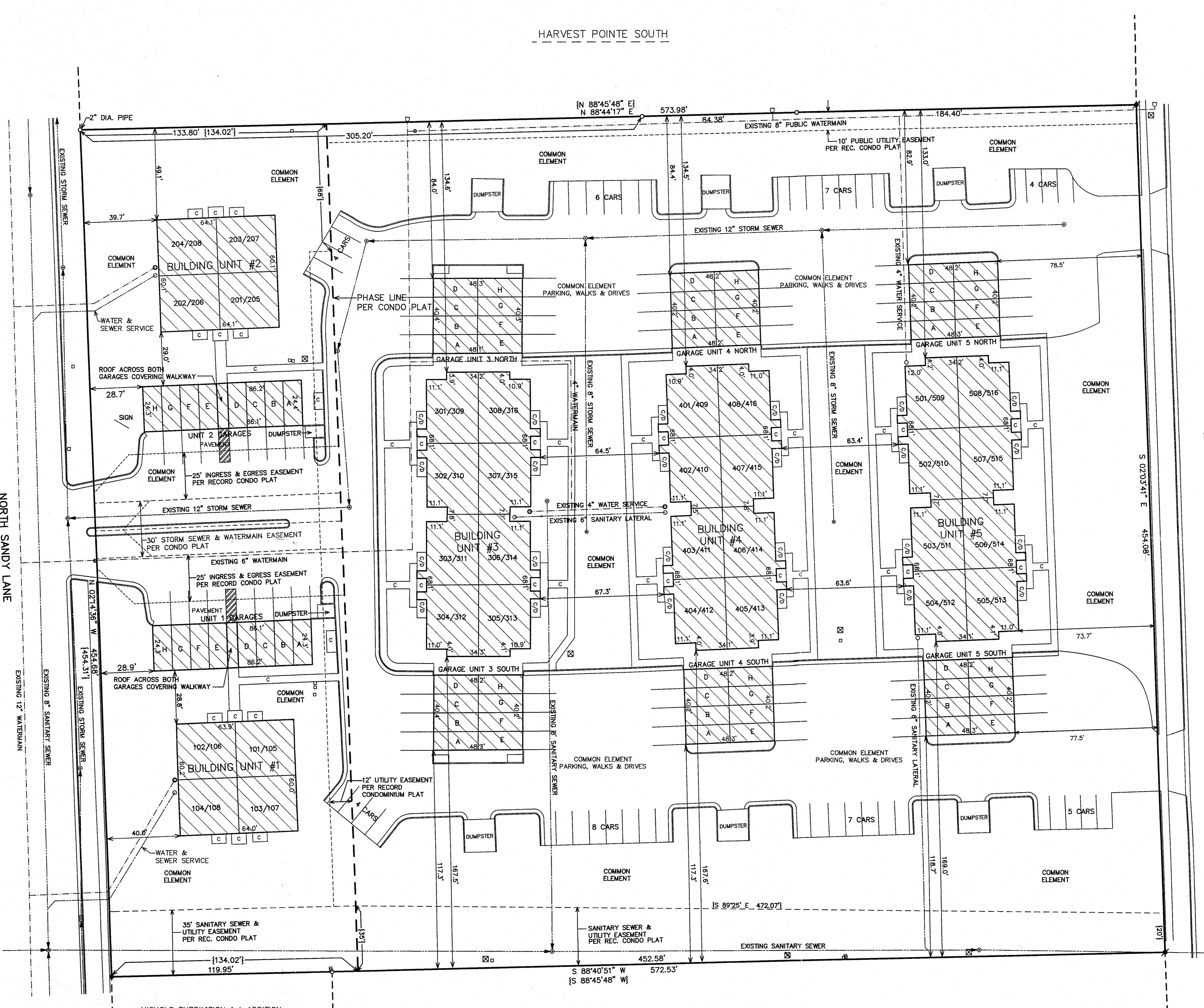
REVISED 07-15-2014
REVIEW TITLE AND UPDATE MAP

PETER S. GORDON



YFF -1A YFF1 -1 YFF1 -33
YFF -2A YFF1 -17

004-2431



MAP SCALE IN FEET ORIGINAL 1" = 30'

JUL 15 2014

7/15/2014 X:\Projects\3817\Drawings\TA_2012