

TITLE SURVEY

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 16 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

ASSIGNED SOUTH LINE LOT 3 CSM 960
N 87°54'00" W

LOT 1 CSM 960

CROSS HATCHED AREA SHOWN ON RECORD CONDOMINIUM PLAT RECORDED IN VOL. 349, ON PAGE 156 AS APPROVED BY THE CITY OF ELKHORN TO MODIFY THE PLATTED LIMITS OF RIDGWAY COURT
FUTURE RIGHT OF WAY RIDGWAY COURT AS APPROVED BY CITY COUNCIL ON SEPT. 19, 1983
NO RECORD DOCS PROVIDED TO EFFECT SUCH ABANDONMENT OR DISCONTINUANCE.

WESTSIDE OFFICE CONDOMINIUM

RIDGWAY COURT
66' WIDE PUBLIC ROAD

DEVELOPMENT SUMMARY:

BUILDINGS: 4 - 8 UNIT BUILDINGS (2-BEDROOM)
1 - 4 UNIT BUILDINGS (2-BEDROOM)
TOTAL UNITS: 36 UNITS
GARAGE BUILDINGS: 1 - 4 UNIT GARAGE FOR BUILDING 4 (DETACHED)
INTERIOR GARAGE PARKING: 4 CARS
EXTERIOR PARKING: 75 CARS
TOTAL PARKING: 79 CARS
NOTE: BUILDINGS 2, 3 & 4 ON THE WEST SIDE ARE CONDOMINIUM UNITS CURRENTLY FULLY OWNED AND RENTED BY WEST SIDE DEVELOPMENT GROUP, LLC. BUILDINGS AT 101 & 117 S. RIDGWAY COURT AREA ARE APARTMENTS CURRENTLY OWNED AND RENTED BY WEST SIDE DEVELOPMENT GROUP, LLC.

PARCEL 4.1:

Units 2A through 2H, inclusive, and Garage Units G2A through G2H, inclusive, together with said units undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Parkside 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 December 9, 1980, in Volume 262 of Records, at Pages 71 through 103 inclusive, as Document No. 64732, and as amended by First Amendment thereto recorded August 9, 1985 in Volume 349 of Records on Page 154 as Document No. 118092, 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. YYP 0002A through YYP 0002H

PARCEL 4.2:

Units 3A through 3H, inclusive, and Garage Units G3A through G3H, inclusive, together with said units undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Parkside 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 December 9, 1980, in Volume 262 of Records, at Pages 71 through 103 inclusive, as Document No. 64732, and as amended by First Amendment thereto recorded August 9, 1985 in Volume 349 of Records on Page 154 as Document No. 118092, 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. YYP 0003A through YYP 0003H

PARCEL 4.3:

Lot 3 of Certified Survey Map No. 960, according to the plat thereof recorded in Volume 4 of Certified Surveys on Page 214 as Document No. 50411, and being located in the Southwest 1/4 of the Southwest 1/4 of Section 36, T3N, R16E, and in the Northwest 1/4 of the Northwest 1/4 of Section 1, T2N, R16E, in the City of Elkhorn, County of Walworth and State of Wisconsin.

Tax Key No. YA 9600003

LEGEND

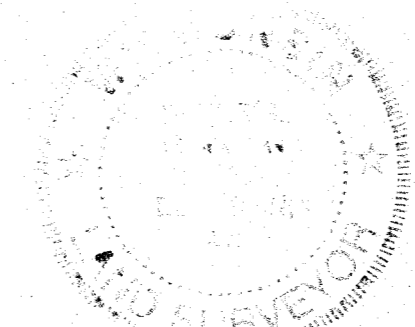
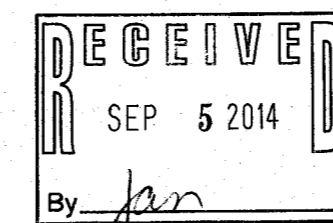
- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- ⦿ = SET IRON REBAR STAKE
- ⦿ = SET MAGNETIC NAIL IN PAVEMENT
- △ = FOUND "PK" NAIL IN PAVEMENT
- = UTILITY POLE LOCATED
- = GUY WIRE LOCATED
- = TRANSFORMER LOCATED
- = UTILITY BOX LOCATED
- = MANHOLE AND/OR CATCH BASIN LOCATED
- = HYDRANT LOCATED
- = VALVE LOCATED
- = LIGHT POLE LOCATED
- = CONCRETE AT GROUND LEVEL
- C/D = CONCRETE AT GROUND LEVEL WITH SECOND-STORY DECK ABOVE
- = WOOD FENCE LOCATED
- {xxx} = RECORDED AS

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



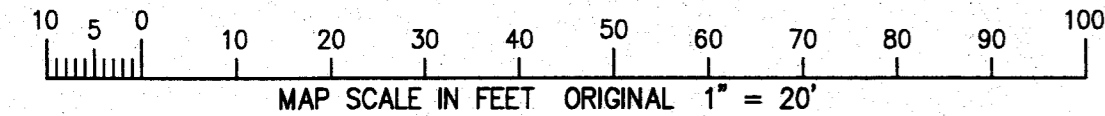
SURVEYOR'S NOTES:

GARAGE UNITS G2A THRU G2H AND G3A THRU G3H ARE PLATTED GARAGE UNITS NOT BUILT AS OF THE DATE OF THIS PLAT

EASEMENT RECORDED AS DOCUMENT NUMBER 394580 IS A DRAIN TILE EASEMENT WITH NO SPECIFIC SIZE NOR LOCATION OVER A LINE AS LAID OUT IN 1946

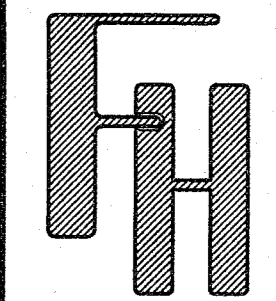
EASEMENT RECORDED AS DOCUMENT NUMBER 395427 IS A DRAIN TILE EASEMENT WITH NO SPECIFIC SIZE NOR LOCATION OVER A LINE AS LAID OUT IN 1947.

DOCUMENT NUMBER 780258 ALLOWS FOR CABLE COMMUNICATIONS LINES TO BE RUN AS NEEDED TO SERVE THE SUBJECT SITE.



JUL 15 2014

7/15/2014 X:\Projects\16531\Word\DALIA



PARKSIDE CONDOMINIUM & APARTMENTS

WORK ORDERED BY -
DALLAS DEVELOPMENT COMPANY
10001 BRETT
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.
8531
DATE
3/12/2012
SHEET NO.
1 OF 1

YYP-3A YYP-3C YYP-3E YA 960-3 YYP-2C YYP-2F
YYP-3B YYP-3D YYP-3G YYP-2A YYP-2D YYP-2G
YYP-3E YYP-3H YYP-2B YYP-2E YYP-2H 004-2432