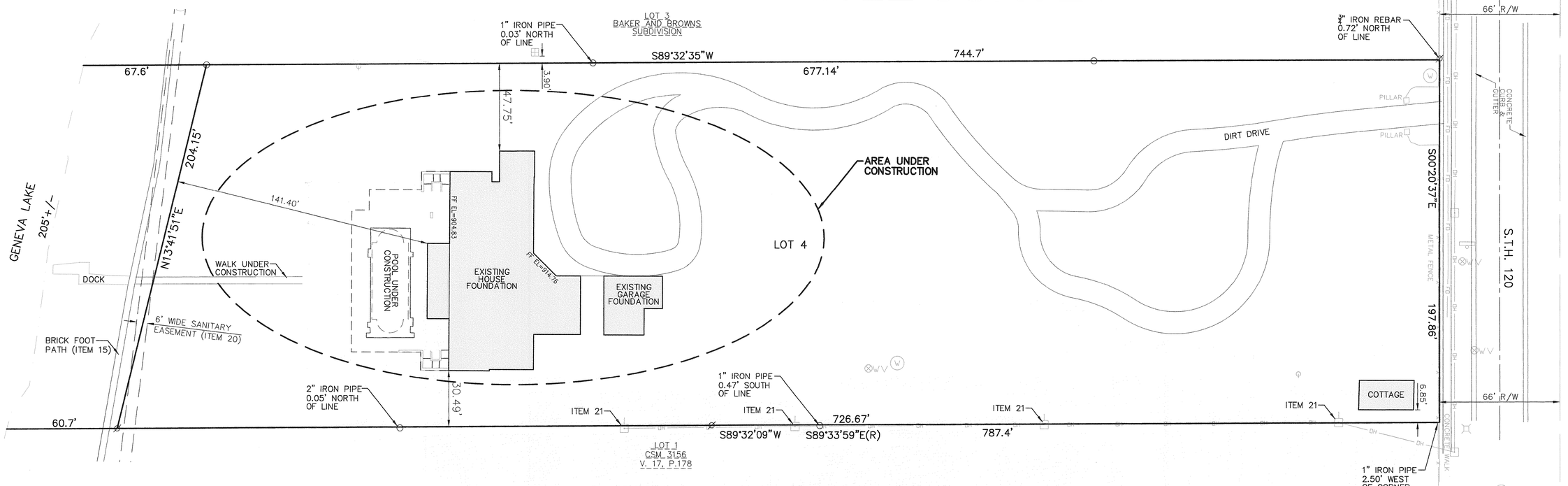
ALTA/ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION AS PER SOUTHEASTERN WISCONSIN TITLE COMPANY, FILE # 63121.

Lot 4 of Baker and Brown's Subdivision in the City of Lake Geneva, Walworth County, Wisconsin.

TAX KEY NO. ZBB 00003A
ADDRESS: 2884 UHS State Highway 120

SCHEDULE B–II SURVEY NOTES:

THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 70486, DATED JUNE 16, 2008, WHICH LISTS THE FOLLOWING EXCEPTIONS PER SCHEDULE B–II:

14. Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of Geneva Lake and Green Lake.

15. Rights of the public in and to a footpath along the shore of Lake Geneva.

16. Lake Geneva Restriction Agreement recorded in Volume 105 of Mortgages, Page 119, as Document No. 186663 and a Second Lake Geneva Restrictions Agreement recorded in Volume 112 of Mortgages, Page 300, as Document No. 197523.

17. Ordinance establishing a pierhead line and regulations relating to piers and wharves on Geneva Lake and recorded as Document No. 90547.

18. Ordinance No. 100 of City of Lake Geneva, filed as Document No. 582524, and recorded as Document No. 578169, and in Ordinance No. 468, recorded as Document No. 100560.

19. Covenants, Conditions and Restrictions as set forth in Deed executed by George D. Barnard, deceased by Trustees, et al to Jeanette Peterkin, recorded in Volume 156 of Deeds, page 140, as Document No. 222593, but omitting any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenants, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap, but does not discriminate against handicapped persons (occupation related).

20. Easement granted by Jeannette Peterkin, to City of Lake Geneva in an instrument recorded in Volume 157 of Mortgages, on page 138 and as depicted on a Plat of Survey prepared by Farris, Hansen & Associates, Inc., dated May 17, 2007.

21. Apparent unrecorded easements for utilities and utility pole along the South end of the subject premises as depicted on a survey prepared by Ambet Land Surveying dated August 27, 1996. Rights with respect to the maintenance and removal of said utilities.

22. Easement for Sanitary Sewer line as evidenced by manholes as depicted on a survey prepared by Ambet Land Surveying dated August 27, 1996. Rights with respect to the maintenance and removal of said utilities described above (Same as Item 20).

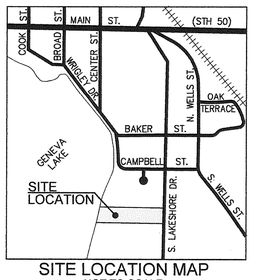
23. Rights of tenants, if any.

24. Apparent easement for power pole and overhead power lines as depicted on a Plat of Survey prepared by Farris, Hansen & Associates, Inc., dated May 17, 2007. Rights with respect to the maintenance and removal of said utilities described above (as depicted).

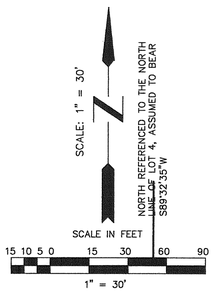
25. Apparent easement for water faucet, water, valve, manhole, water meter and sanitary manholes as depicted on a plat of Survey prepared by Farris, Hansen & Associates, Inc., dated May 17, 2007. Rights with respect to the maintenance and removal of said utilities described above (as depicted).

LEGEND

- POWER POLE
- PEDESTAL
- CATCH BASIN
- SIGN
- WATER FAUCET
- WV WATER VALVE
- (W) WATER MANHOLE
- (SA) SANITARY MANHOLE
- (R) RECORDED
- FO FIBER OPTIC CABLE
- X FENCE
- OH OVERHEAD LINES
- ○ = FOUND 1–INCH IRON PIPE STAKE (UNLESS SPECIFIED)
- ⌀ = FOUND IRON REBAR STAKE



SITE LOCATION MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE:

To: Thomas A. Kramer and the Southeastern Wisconsin Title Company, File No. 63121 (July 23, 2008).

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 4, 7a, 8 and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.
Dated this 15 day of October, 2008.

Gary R. Splinter S–2239

Basis:
Southeastern Wisconsin Title Company, File No. 63121 (July 23, 2008).
Surveyor:
Gary R. Splinter
Kapur & Associates, Inc.
6025 S. Pine Street
Burlington, WI 53105

WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

RECEIVED
NOV – 6 2008

SURVEYED FOR:
SCHERRER CONSTRUCTION
601 BLACKHAWK DRIVE
P.O. BOX 740
BURLINGTON, WI 53105

DATE: OCTOBER 15, 2008

ZBB-3A

004-2239

DESIGNED BY: GRS	NO.	REVISIONS	DATE
DRAWN BY: SJS			
CHECKED BY:			
APPROVED BY:			
DATE: OCT. 15, 2008			
SCALE: 1" = 30'			
ACAD F:			

VERIFY SCALES
BAR ON ORIGINAL DRAWING IS ONE INCH
0 1
IF NOT ONE INCH ADJUST SCALES ACCORDINGLY

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
BURLINGTON, WISCONSIN
262.767.2747

ALTA/ACSM LAND TITLE SURVEY
KRAMER RESIDENCE
LAKE GENEVA, WI

PROJECT NO.
070907

SHEET NO.
1.0