# ALTA/ACSM LAND TITLE SURVEY

## LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —EDGE OF TREES
- S —SANITARY SEWER
- STO—STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW—OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV—MARKED CABLE TV LINE
- FO—MARKED FIBER OPTIC
- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

VICINITY MAP




KNOWN AS 327 WRIGLEY DRIVE, IN THE VILLAGE LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

A TRACT OF LAND COMMENCING AT A POINT IN THE WEST LINE OF BLOCK 34 OF THE VILLAGE OF GENEVA (NOW CITY OF LAKE GENEVA) ACCORDING TO THE SURVEY AND PLAT OF SAID VILLAGE OF RECORD IN THE OFFICE IN THE OFFICE OF THE REGISTER OF DEEDS OF WALWORTH COUNTY, 180.39 FEET NORTH OF THE SOUTH END OF SAID WEST LINE; THENCE SOUTH 67° WEST IN THE NORTH LINE OF LANDS OWNED OR LATELY OWNED, BY THE HEIRS OF C.M. BAKER DECEASED, 300 FEET TO THE STREET LINE; THENCE NORTH 31° WEST IN THE EAST LINE OF SAID STREET 109 FEET TO A CUT STONE MONUMENT WITH LEAD IN THE TOP. ON THE EAST LINE OF SAID STREET, AND BEING THE SOUTHWEST CORNER OF LANDS OWNED BY LAKE GENEVA SANITARIUM, FORMERLY OAKWOOD RETREAT ASSOCIATION; THENCE NORTH 70 1/4° EAST IN THE SOUTH LINE OF LANDS OWNED BY SAID LAKE GENEVA SANITARIUM TO AN ANGLE WHEREAT IS PLACED A STONE MONUMENT; THENCE EAST IN THE SOUTH LINE OF SAID LANDS 83.75 FEET TO A STONE MONUMENT WHICH STANDS IN THE AFORESAID WEST LINE OF SAID BLOCK 34; THENCE SOUTH IN SAID WEST LINE OF BLOCK 34, 65.75 FEET TO THE PLACE OF COMMENCEMENT, BEING THE LANDS DESCRIBED IN DEED FROM LUELLA W. JOHNSTON T LAKE GENEVA SANITARIUM DATED JANUARY 25, 1910 AND RECORDED JULY 29, 1910 IN VOLUME 127 OF DEEDS, PAGE 501, WALWORTH COUNTY, WISCONSIN.

AUGUST 11, 2006 — PEAS & CUES, LLC — SURVEY NO. 163263-RMK

A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE EASTERLY LINE OF WRIGLEY DRIVE WHICH IS ASSUMED TO BEAR NORTH 30°38'07" WEST

B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 422170, EFFECTIVE DATE OF JULY 14, 2006, WHICH LISTS THE FOLLOWING ITEMS FROM SCHEDULE B-II:

1-4. NOT SURVEY RELATED

5-8. VISIBLE EVIDENCE SHOWN, IF ANY

9-11. NOT SURVEY RELATED

12. COLLATERAL ASSIGNMENT OF LAND CONTRACT FROM PETER N. PAPPAS TO SOUTHPORT BANK, DATED AUGUST 8, 2001 AND RECORDED ON SEPTEMBER 6, 2001 AS DOCUMENT NO. 482297. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

13. EASEMENT FROM PETER N. PAPPAS TO ARISTA DEVELOPMENT, LLC, DATED NOVEMBER 6, 1996 AND RECORDED ON NOVEMBER 11, 1996 IN VOLUME 644 ON PAGE 1540 AS DOCUMENT NO. 342694. AFFECTS SITE BY LOCATION – SHOWN

14. EASEMENT FROM ARISTA DEVELOPMENT, LLC TO PETER N. PAPPAS, DATED NOVEMBER 6, 1996 AND RECORDED ON NOVEMBER 11, 1996 IN VOLUME 644 ON PAGE 1543 AS DOCUMENT NO. 342695. AFFECTS SITE BY LOCATION – SHOWN

15. NOT SURVEY RELATED

16. RIGHTS OF OTHERS IN AND TO AN EASEMENT FOR ACCESS AS SET FORTH ON THE PLAT OF THE FIRST AMENDMENT TO THE MERIDIEN RESIDENTIAL CONDOMINIUM. AFFECTS SITE BY LOCATION – SHOWN

17. ENCROACHMENTS OF AN IRON FENCE AND A CHAIN LINK FENCE ONTO THE PROPERTY ADJOINING TO THE NORTH AS SET FORTH AND DEPICTED ON A PLAT OF SURVEY BY NATIONAL SURVEY & ENGINEERING DATED MARCH 24, 1997. AFFECTS SITE BY LOCATION – SHOWN

18. ENCROACHMENTS OF A CONCRETE WALK AND A BRICK AND FRAME BUILDING ONTO ACCESS EASEMENTS AS EVIDENCED ON SAID PLAT OF SURVEY BY NATIONAL SURVEY & ENGINEERING. AFFECTS SITE BY LOCATION – SHOWN

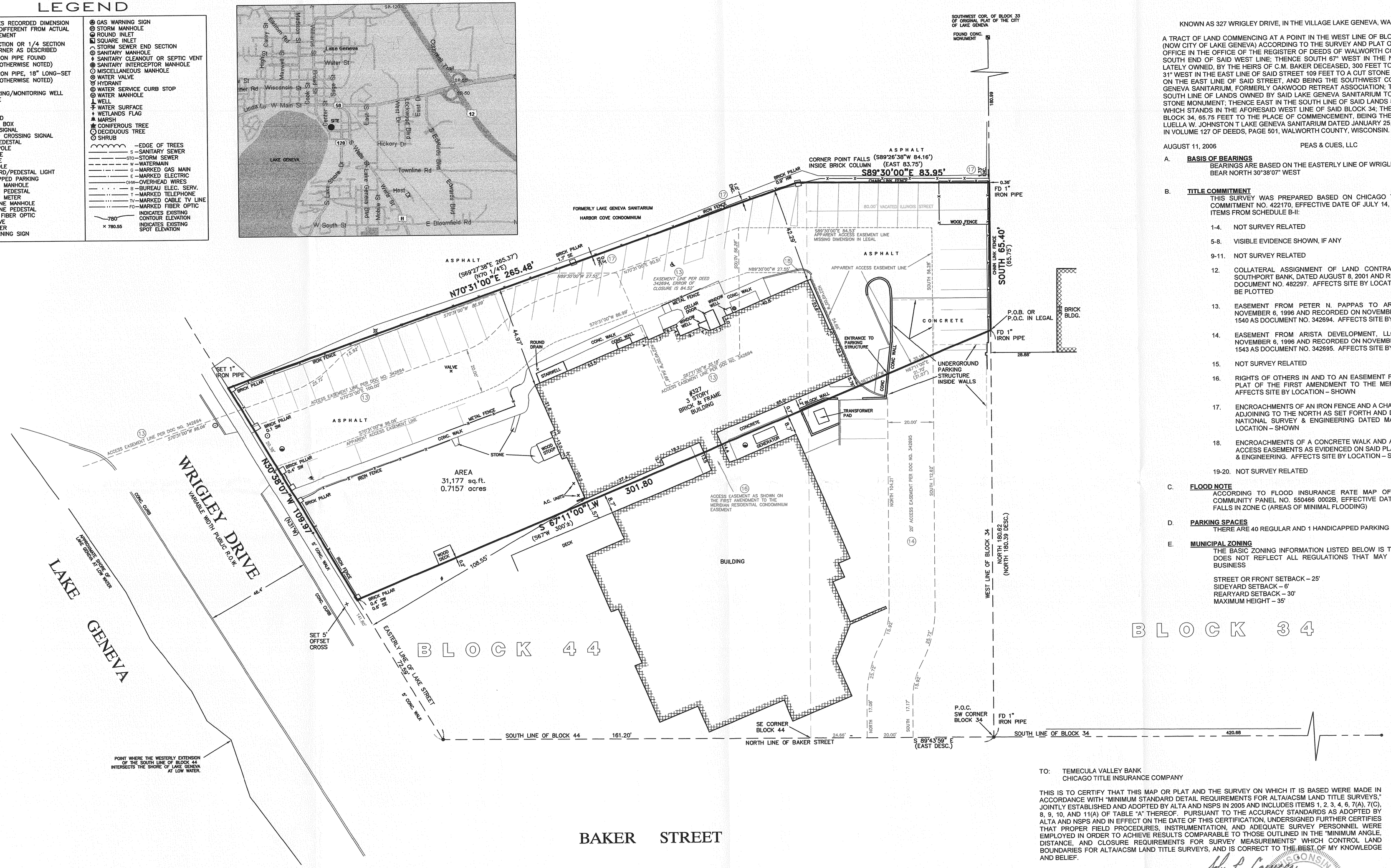
19-20. NOT SURVEY RELATED

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE VILLAGE OF LAKE GENEVA. COMMUNITY PANEL NO. 550466 0002B, EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)

D. **PARKING SPACES**
THERE ARE 40 REGULAR AND 1 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED GENERAL BUSINESS

STREET OR FRONT SETBACK – 25'
SIDEYARD SETBACK – 6'
REARYARD SETBACK – 30'
MAXIMUM HEIGHT – 35'




RECEIVED AUG 29 2006

TO: TEMECULA VALLEY BANK
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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, AND 11(A) 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 PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: AUGUST 11, 2006

John P. Casucci

JOHN P. CASUCCI
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2055

WISCONSIN JOHN P. CASUCCI S-2055 MANITOWOC, WIS. LAND SURVEYOR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SHEET 1 OF 1

DIGGERS HOTLINE WAS NOT CALLED FOR THIS SITE.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

DRAWING SCALE: 1 INCH = 20 FEET

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