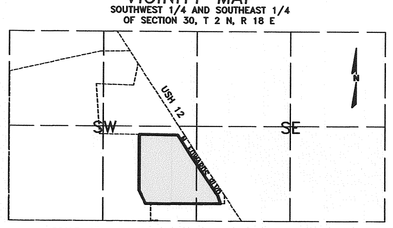
ALTA/ACSM LAND TITLE SURVEY

SITUATED ON EDWARDS BOULEVARD, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

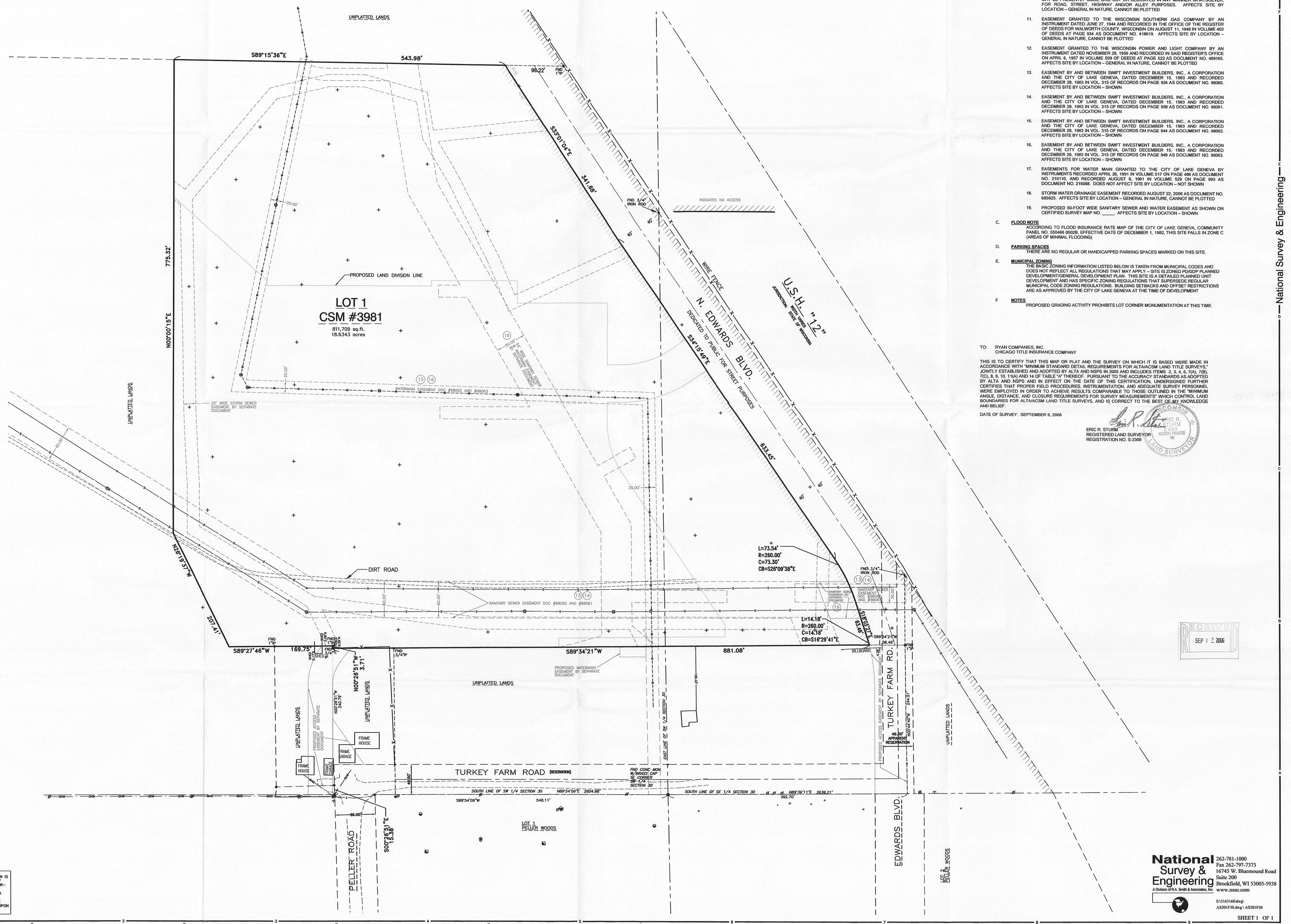
LOT 1 OF CERTIFIED SURVEY MAP NO. 3981, RECORDED AUGUST 18, 2006 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, AS DOCUMENT NO. 685693, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SEPTEMBER 6, 2006 RYAN COMPANIES US, INC. SURVEY NO. 163168-DAW

VICINITY MAP
SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 30, T 2 N, R 18 E



SCALE: 1" = 1000'



LEGEND

- BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- 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
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- 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

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.

A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 WHICH IS ASSUMED TO BEAR NORTH 89°54'09" EAST

B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 408755, EFFECTIVE DATE OF AUGUST 25, 2006, WHICH LISTS THE FOLLOWING ITEMS FROM SCHEDULE B-II:

1-5. NOT SURVEY RELATED

6-7. VISIBLE EVIDENCE SHOWN, IF ANY

8-9 NOT SURVEY RELATED

10. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD, STREET, HIGHWAY AND/OR ALLEY PURPOSES. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

11. EASEMENT GRANTED TO THE WISCONSIN SOUTHERN GAS COMPANY BY AN INSTRUMENT DATED JUNE 27, 1944 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON AUGUST 11, 1949 IN VOLUME 402 OF DEEDS AT PAGE 534 AS DOCUMENT NO. 418619. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

12. EASEMENT GRANTED TO THE WISCONSIN POWER AND LIGHT COMPANY BY AN INSTRUMENT DATED NOVEMBER 29, 1956 AND RECORDED IN SAID REGISTER'S OFFICE ON APRIL 6, 1957 IN VOLUME 509 OF DEEDS AT PAGE 522 AS DOCUMENT NO. 489165. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

13. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 934 AS DOCUMENT NO. 98060. AFFECTS SITE BY LOCATION – SHOWN

14. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 939 AS DOCUMENT NO. 98061. AFFECTS SITE BY LOCATION – SHOWN

15. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 944 AS DOCUMENT NO. 98062. AFFECTS SITE BY LOCATION – SHOWN

16. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 949 AS DOCUMENT NO. 98063. AFFECTS SITE BY LOCATION – SHOWN

17. EASEMENTS FOR WATER MAIN GRANTED TO THE CITY OF LAKE GENEVA BY INSTRUMENTS RECORDED APRIL 26, 1991 IN VOLUME 517 ON PAGE 486 AS DOCUMENT NO. 210110, AND RECORDED AUGUST 6, 1991 IN VOLUME 529 ON PAGE 993 AS DOCUMENT NO. 215088. DOES NOT AFFECT SITE BY LOCATION – NOT SHOWN

18. STORM WATER DRAINAGE EASEMENT RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 685925. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

19. PROPOSED 50-FOOT WIDE SANITARY SEWER AND WATER EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP NO. _____. AFFECTS SITE BY LOCATION – SHOWN

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY 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 NO REGULAR OR 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 PD/SDP PLANNED DEVELOPMENT/GENERAL DEVELOPMENT PLAN. THIS SITE IS A DETAILED PLANNED UNIT DEVELOPMENT AND HAS SPECIFIC ZONING REGULATIONS THAT SUPERSEDE REGULAR MUNICIPAL CODE ZONING REGULATIONS. BUILDING SETBACKS AND OFFSET RESTRICTIONS ARE AS APPROVED BY THE CITY OF LAKE GENEVA AT THE TIME OF DEVELOPMENT

F **NOTES**
PROPOSED GRADING ACTIVITY PROHIBITS LOT CORNER MONUMENTATION AT THIS TIME.

TO: RYAN COMPANIES, INC.
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 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A) AND 14 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: SEPTEMBER 6, 2006

ERIC R. STURM
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2309

RECEIVED
SEP 12 2006

National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.
262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

S:\S163168\dwg\AS201F50.dwg\AS201F50

SHEET 1 OF 1

DRAWING SCALE: 1 INCH = 50 FEET

— National Survey & Engineering —

ZA 3981-1

C07_2868