ALTA/NSPS
Land Title Survey

of

A parcel of land described in Title Commitment File No. WA-9796, prepared by Chicago Title Insurance Company, dated June 26, 2017, as shown below:

A parcel of land located in the Southwest 1/4 and the Southeast 1/4 of Section 31, Town 2 North, Range 18 East, Town of Lyons, Walworth County, Wisconsin, described as follows:

Begin at the South 1/4 corner of said Section 31; thence South 89° 51' 55" VVest, along the South line of said Southwest 1/4 and the centerline of Town Line Road, 655.18 feet; thence North 0° 42' 00" West, along the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 31, 1321.83 feet to the South line of Geneva East Subdivision; thence North 89° 51' 51" East, along said South line of Geneva East, the South line of the First Addendum to the Oaks of Geneva East Condominium, and the South line of the Oaks of Geneva East a Condominium, 1180.43 feet to a point on the West line of Edwards Boulevard, said point being the Southeast corner of the Oaks of Geneva East Condominium; thence South 0° 41' 51" East, along said West line of Edwards Boulevard, 1207.65 feet; thence South 59° 59' 34" West, 91.36 feet; thence South 89° 53' 32" West, 444.85 feet; thence South 0° 06' 59" East, 35.90 feet to a point on the North line of Town Line Road; thence South 89° 51' 55" West, along said North line, 0.32 feet to a point which is 33.00 feet North 0° 41' 25" West of the South 1/4 corner of said Section 31; thence North 0° 41' 25" West, 19.49 feet; thence South 09° 51' 55" West, 654.68 feet; thence South 0° 08' 07" East, 19.49 feet to the North line of Town Line Road; thence North 89° 51' 55" East, along said North line of Town Line Road, 654.87 feet; thence continue North 89° 51' 55" East, along said North line of Town Line Road, 0.32 feet; thence South 0° 06' 59" East, 33.00 feet to the Point of Beginning.

ALSO a parcel of land located in the Southwest 1/4 of Section 31, Town 2 North, Range 18 East, Town of Lyons, Walworth County, Wisconsin, described as follows:

Commence at the South 1/4 corner of said Section 31; thence South 89° 51' 55" West, along the South line of said Southwest 1/4 and the centerline of Town Line Road, 655.18 feet to the Point of Beginning; thence continue South 89° 51' 55" West, along said South line of the Southwest 1/4 and the centerline of said Town Line Road, 117.63 feet to the Southeast corner of Meadowland Subdivision; thence North 0° 43' 37" West, along the East line of said Meadowland Subdivision, 1321.83 feet to the South line of Geneva East Subdivision; thence North 89° 51' 51" East, along said South line of Geneva East, 118.26 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 31; thence South 0° 42' 00" East, along said West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 31, 1321.83 feet to the Point of Beginning.

Tax Key No. Part of ZYUP 00198

Address: Vacant land, South Edwards Boulevard and Townline Road

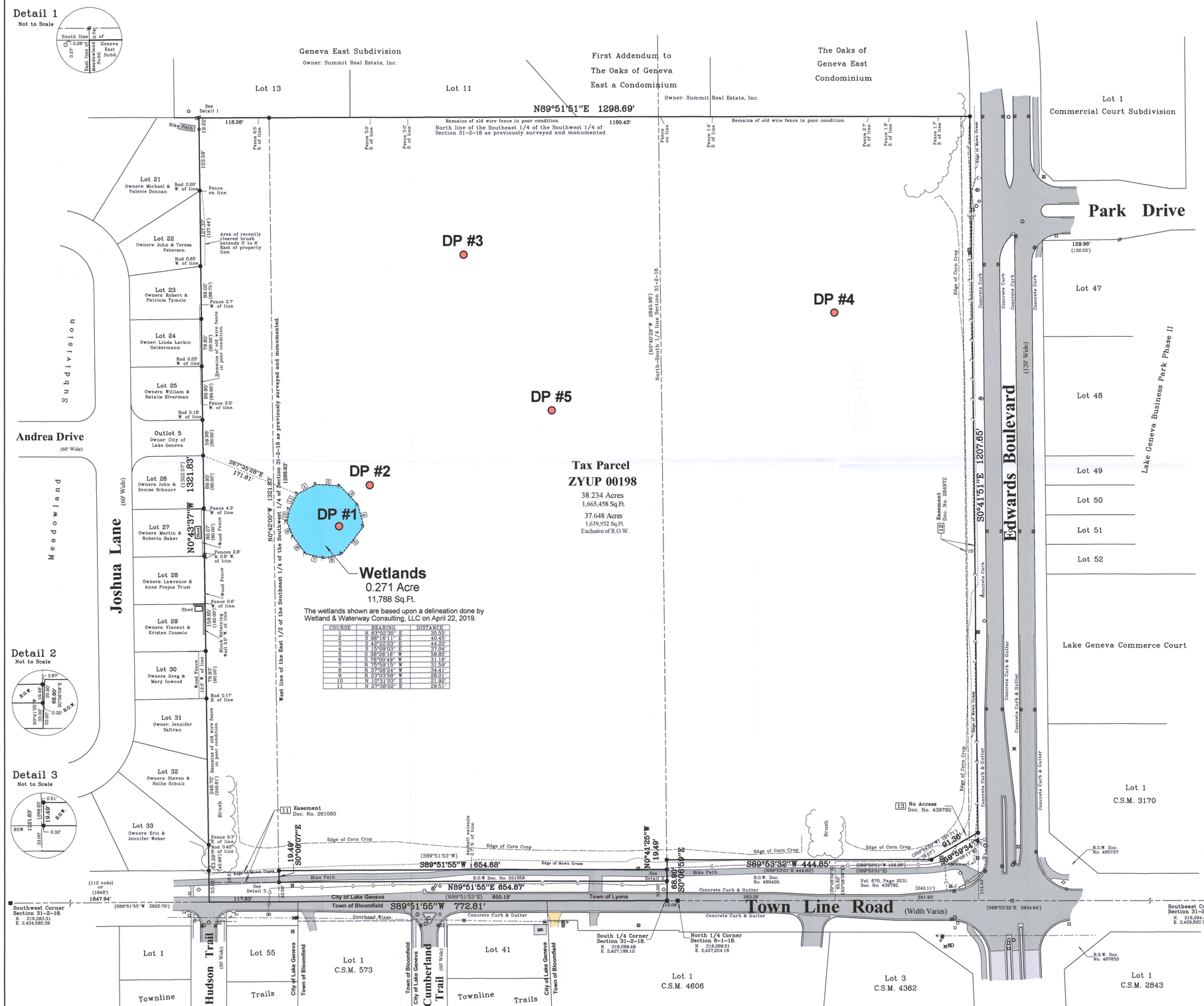
Schedule B - II of Title Commitment File No. WA-9796, prepared by Chicago Title Insurance Company, dated June 26, 2017, lists the following survey related easements and restrictions.

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Bell, Inc., recorded on July 1, 1993, in Volume 624 of Records on Page 1621 as Document No. 261060. SHOWN

12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Power and Light Company, recorded on Mar 12, 1994, in Volume 630 of Records on Page 1427 as Document No. 284972. SHOWN

13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on March 24, 2000, in Volume 670 of Records on page 2231 as Document No. 439792. SHOWN

14. Rights of the public to any portion of the Land lying within the area commonly known as Edwards Boulevard, a/k/a State Highway "120" and Townline Road. SHOWN



The wetlands shown are based upon a delineation done by Wetland & Waterway Consulting, LLC on April 22, 2019.

COURSE	BEARING	DISTANCE
1	N 83°05'30" E	35.55'
2	S 88°16'11" E	40.45'
3	S 42°22'23" E	44.20'
4	S 15°09'03" E	37.04'
5	S 38°28'16" W	58.85'
6	S 78°00'49" W	31.16'
7	N 75°59'15" W	31.59'
8	N 37°08'24" W	34.41'
9	N 23°03'58" W	28.01'
10	N 10°31'03" E	21.92'
11	N 27°38'02" E	29.51'

Location Sketch 1" = 2000'

Bearings referenced to the South line of the Southwest 1/4 of Section 31-2-18, recorded as N89°51'55"E in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR
Not Certified Unless Stamped in Red.

RECEIVED
JAN 21 2020
By SMK

Notes:

1. According to Flood Insurance Rate Map (FIRM) No. 55127C0333D for Walworth County Unincorporated Areas, Effective date: October 2, 2009, this site falls in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

2. There are 0 marked parking spaces on this site.

3. In regards to Table A item 11, visible utilites are shown, the approximate location of underground utilites are shown as indicated by diggers hotline markings from tickets no. 20173405141 and 20173405166. No plans were requested or provided.

4. No buildings observed.

To: Kennedy Signature Homes Limited Partnership
120 Properties, LLC
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 the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 11, 13, 14, 16 and 17 of Table A thereof.

The field work was completed on September 14, 2017.

September 15, 2017.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Survey date: September 2, 2017.
Revisions: No. 1 – Misc. Information
No. 1A – Wetland Delineation

Scale in Feet
1" = 80'
0' 40' 80' 160' 240'

OLSON
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Legend of Symbols & Abbreviations:

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia. 24" long, 1.13 lbs/ft
- Utility Pole
- Utility Box or Pedestal
- Guy Wire
- Water Valve
- Gas Valve
- Concrete Surface
- Asphalt Surface
- Brick Pavers
- Fire Hydrant
- Light Pole
- Wood Pole
- Sign
- Underground Utilities
  - --G-- Gas
  - --E-- Electric Line
  - --T-- Telephone
  - --S-- Storm Sewer

N North
S South
E East
W West
M Measured
R Record
Meas. Measured
Calc. Calculated
Ind. Indicates
Bldg. Building
Inclus. Inclusive
Conc. Concrete
NW Northwest
SW Southwest
Dia. Diameter

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2017.077

2017.077

ZYUP - 198

007-3718