

Meadowland

The diagram shows a circular cross-section of a road. The centerline is labeled "ROW". A vertical line segment from the centerline to the edge of the proposed ROW is labeled "0.51'". A horizontal line segment from the centerline to the edge of the proposed ROW is labeled "0.32'". The distance from the centerline to the edge of the proposed ROW along the curve is labeled "19.49'". The total width of the road is labeled "1321.83'".

of

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" W, East, along the South line of said Southwest 1/4 and the centerline of Town Line Road, 655.18 feet, thence North 0° 42' 50" West, along the West line of the East 1/2 of the Southeast 1/4 of the South 1/4 of said Section 31, 1321.83 feet to the South line of Geneva East Subdivision; thence North 89° 51' 51" E, East, along said South line of Geneva East, the South line of the First Addendum to the Oaks of Geneva East Subdivision, and the South line of the Oaks of Geneva East a Condominium, 1180.43 feet to a point on the West line of the Oaks of Geneva East a Condominium, the corner of the Oaks of Geneva East Condominium; thence South 0° 42' 50" West, along the West line of Edwards Boulevard, 1207.65 feet; thence South 59° 59' 34" West, 91.36 feet; thence South 53° 32' West, 444.85 feet; thence South 0° 06' 59" East, 35.90 feet to a point on the North line of which is 33.00 feet North 0° 41' 25" West, 55.55" East, along said North line, 0.32 feet to a point on the North line of which is 33.00 feet North 0° 41' 25" West, 55.55" East, along said North line, 0.32 feet to a point on the North line of which is 33.00 feet North 0° 41' 25" West, 55.55" 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, 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 line corner of said Section 31, thence South 89° 55' 15" West, along the South line of said Southwest 1/4 and the centerline of Town Line Road 1/4 mile to the Point of Beginning; thence continue South 89° 55' 15" 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, 1321.83 feet to the South line of said Section 31, 42° 00' 00" West, along the East line of said Meadowland Subdivision, 1321.83 feet to the East line of said Section 31, 42° 00' 00" East, along the East line of said Section 31, 118.26 feet to a point on the West line of the East 1/4 of said Section 31, thence South 14° 00' 00" West, along 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 March 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 that may be applied to the property, 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

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 83.

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
DEC 14 2017
By *SM*

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 utilities are shown, the approximate location of underground utilities 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.

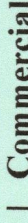
Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Survey date: September 2, 2017.

Revisions: No. 1 – Misc. Inform
No. 2 – County Topo

Scale in Feet
1" = 80'

45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com



OLSON
LAND SURVEYING, LLC

Rural | Residential | Commercial

Legend

of Symbols & Abbreviations

County Section Corner

Iron Pipe
Iron Rod
Pipe, 1" dia.
Additional Information

Pole
Box or Pedestal
Basin
Valve

Surface
e Surface
Surface
Surface

Fire Hydrant
Light Pole
Manhole

Underground Utilities

--- Electric Line
--- Gas Line
--- Storm Sewer

Sheet 1 of 1 Sheets

Reference Number
2017.077

2017.077