

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 31,
TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN

Lot 11, excepting therefrom the Southwesterly 36.68 feet, of Lake Geneva Business Park, located in the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 31, T2N, R18E, City of Lake Geneva, Walworth County, Wisconsin.

For informational purposes only:
Property Address: Vacant land along Geneva Parkway, Lake Geneva, WI 53147
Tax Key Number: ZLGBP 00011

LEGAL DESCRIPTION PER KNIGHT BARRY TITLE, INC.
COMMITMENT NO. 1164114 DATED SEPTEMBER 9, 2020

ALTA/ACSM LAND TITLE SURVEY

850 GENEVA PARKWAY
LAKE GENEVA, WISCONSIN

WORK ORDERED BY -
MKE DESIGN BUILD
3775A SOUTH FRANKLIN AVENUE
ST FRANCIS, WI 53235

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS

PROJECT NO.
8332.22

DATE
01/27/2023

SHEET NO.
1 OF 1



PARKING SUMMARY

TOTAL PARKING - 44 SPACES
HANDICAP PARKING - 2 SPACES

FEMA FLOODPLAIN INFORMATION:

PARCEL IS ENTIRELY CONTAINED WITHIN ZONE X AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. PER FIRM MAP PANEL #55127C0333D, EFFECTIVE DATE OCTOBER 2, 2009.



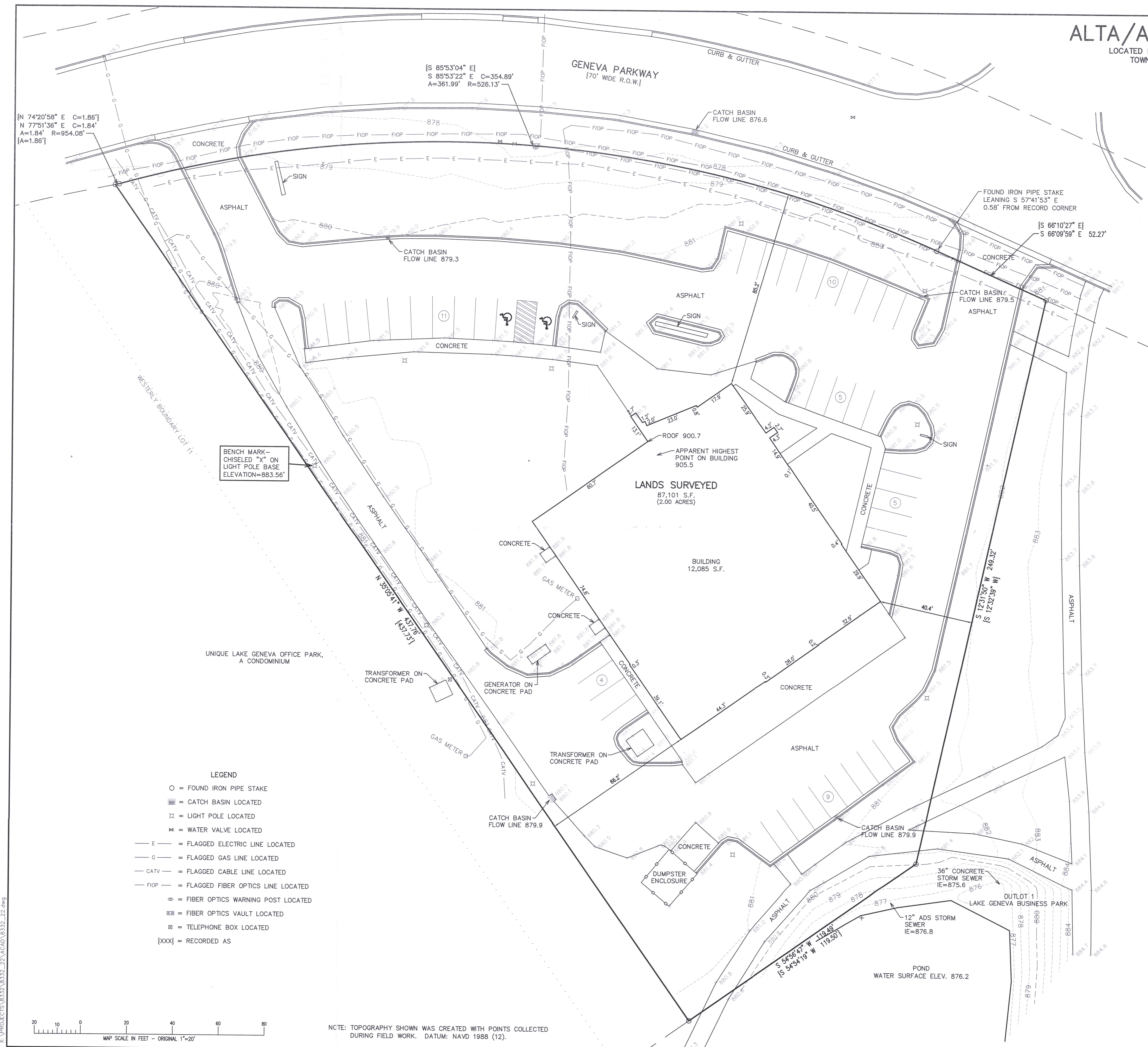
SURVEYOR'S CERTIFICATE

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(A), 7(C), 8, 9, AND 11(B) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2023.

CERTIFIED USERS TO BE THE FOLLOWING:
Fidelity National Title Insurance Company
CIBC Bank USA
Spine and Neuro Health and Wellness Center, LLC

DATE OF PLAT OR MAP: 2/10/2023

CHRISTOPHER A. HODGES P.L.S. 2760



- LEGEND
- O = FOUND IRON PIPE STAKE
 - = CATCH BASIN LOCATED
 - ⊗ = LIGHT POLE LOCATED
 - ⊕ = WATER VALVE LOCATED
 - E — = FLAGGED ELECTRIC LINE LOCATED
 - G — = FLAGGED GAS LINE LOCATED
 - CATV — = FLAGGED CABLE LINE LOCATED
 - FIOP — = FLAGGED FIBER OPTICS LINE LOCATED
 - ⊙ = FIBER OPTICS WARNING POST LOCATED
 - ⊞ = FIBER OPTICS VAULT LOCATED
 - ⊠ = TELEPHONE BOX LOCATED
 - {XXX} = RECORDED AS



NOTE: TOPOGRAPHY SHOWN WAS CREATED WITH POINTS COLLECTED DURING FIELD WORK. DATUM: NAVD 1988 (12).

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ZLGBP-11