

ALTA/ACSM LAND TITLE SURVEY

363,781,1000
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16745 W. Blumenthal Road
Suite 200
Brookfield, WI 53005-5938
www.usac.com

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AS101B1H.dwg AS101B1H

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°54'06" EAST

TITLE COMMITMENT
THIS MAP IS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 087255, EFFECTIVE DATE OF JUNE 21, 2004, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

11. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESSENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, AFFECTS SITE BY LOCATION - GENERAL IN NATURE CANNOT BE PLOTTED.
12. RIGHTS OF THE PUBLIC AND THE ADJOINING LAND OWNERS TO FREE AND UNINTERRUPTED FLOW OF WATERS OF ANY CREEK OR STREAM ON THE PREMISES, AFFECTS SITE BY LOCATION - GENERAL IN NATURE CANNOT BE PLOTTED.
13. EASEMENT GRANTED TO THE WISCONSIN SOUTHERN GAS COMPANY BY AN INSTRUMENT DATED JUNE 27, 1944 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR LAKE GENEVA COUNTY, WISCONSIN UNDER RECORD NO. 418618 AFFECTS SITE BY LOCATION - GENERAL IN NATURE CANNOT BE PLOTTED.
14. EASEMENT GRANTED TO THE WISCONSIN POWER AND LIGHT COMPANY BY AN INSTRUMENT DATED APRIL 26, 1991 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR LAKE GENEVA COUNTY, WISCONSIN UNDER RECORD NO. 481818 AFFECTS SITE BY LOCATION - GENERAL IN NATURE CANNOT BE PLOTTED.
15. RIGHTS OF THE PUBLIC IN ANY SUBMERGED PORTIONS OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGH WATER MARK OF WHITE RIVER, AFFECTS SITE BY LOCATION - GENERAL IN NATURE CANNOT BE PLOTTED.
16. RIGHTS OF OTHERS ACROSS A PORTION OF THE SUBJECT PREMISES AS EVIDENCED BY RECORDS IN VOLUME 142 OF RECORDS AT PAGE 84 AS DOCUMENT NO. 995989 AFFECTS SITE BY LOCATION - SHOWN
17. APPARENT LACK OF ACCESS TO SUBJECT PROPERTY FROM PUBLIC STREET OR HIGHWAY, AFFECTS SITE BY LOCATION - SHOWN (NOT LABELED)
18. NO ACCESS TO U.S. HIGHWAY 12 FROM SUBJECT PREMISES, AFFECTS SITE BY LOCATION - SHOWN (NOT LABELED)
19. POSSIBLE RIGHTS OF OTHERS IN AND TO THAT PORTION OF THE SUBJECT PREMISES AS DESCRIBED IN AFFIDAVIT OF ADVERSE POSSESSION DATED OCTOBER 13, 1997 AND RECORDED IN VOLUME 349 OF RECORDS AT PAGE 1059 AS DOCUMENT NO. 355844, AFFECTS SITE BY LOCATION - SHOWN
20. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983, AND RECORDED IN VOLUME 28 OF RECORDS ON PAGE 84 AS DOCUMENT NO. 98980.
21. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983, AND RECORDED IN VOLUME 28 OF RECORDS ON PAGE 84 AS DOCUMENT NO. 98980.
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23. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983, AND RECORDED IN VOLUME 28 OF RECORDS ON PAGE 84 AS DOCUMENT NO. 98980.
24. GRANT OF EASEMENT TO WISCONSIN NATURAL GAS COMPANY BY INSTRUMENT RECORDED DECEMBER 8, 1995 IN VOLUME 538 ON PAGE 1070 AS DOCUMENT NO. 318574, AFFECTS SITE BY LOCATION - SHOWN
25. GRANT OF EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DEED FROM GEBBE & ASSOCIATES, INC., WISCONSIN CORPORATION TO THE CITY OF LAKE GENEVA BY INSTRUMENT RECORDED APRIL 28, 1991 IN VOLUME 517 ON PAGE 488 AS DOCUMENT NO. 210110 AND RECORDED IN VOLUME 529 ON PAGE 993 AS DOCUMENT NO. 247994, AFFECTS SITE BY LOCATION - SHOWN
26. EASEMENTS FOR WATER MAIN TO THE CITY OF LAKE GENEVA BY INSTRUMENTS RECORDED APRIL 28, 1991 IN VOLUME 517 ON PAGE 488 AS DOCUMENT NO. 210110 AND RECORDED IN VOLUME 529 ON PAGE 993 AS DOCUMENT NO. 247994, AFFECTS SITE BY LOCATION - SHOWN

FLOOD DATE
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF LAKE GENEVA, COMMUNITY PANEL NO. 550468 002B, EFFECTIVE DATE OF DECEMBER 1, 1992, THIS SITE FALLS IN ZONE A (100 YEAR FLOOD) AND ZONE C (AREAS OF ANIMAL FLOODING)

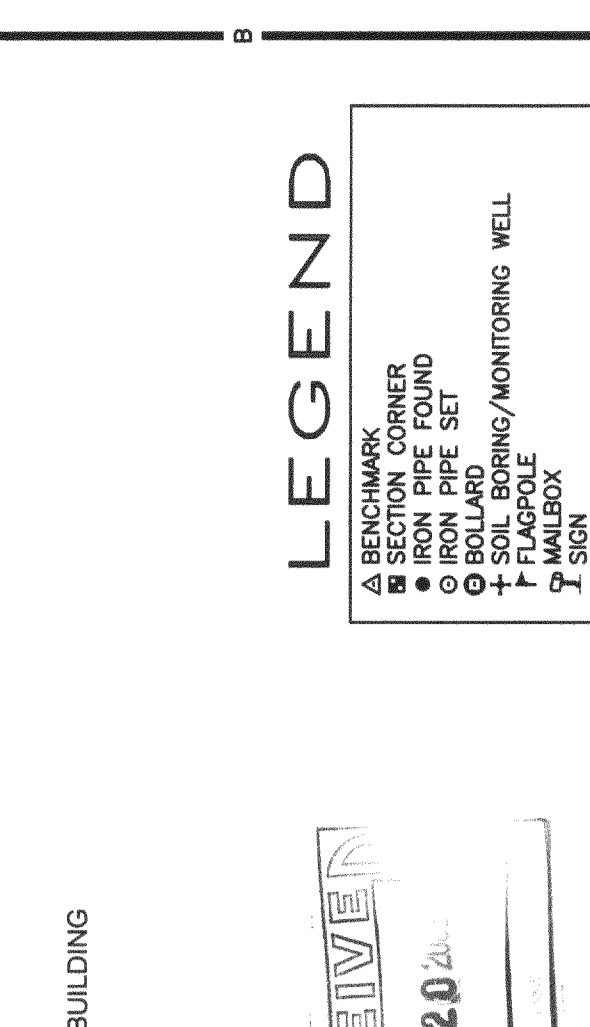
PARKING SPACES
THERE ARE NO REGULAR OR HANDICAPPED PARKING SPACES MARKED ON THIS SITE

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 SR-3, SINGLE-FAMILY RESIDENTIAL-3

FRONT SETBACK - 2'

REAR YARD SETBACK - 30'

MAXIMUM HEIGHT - 35'



AREA
4,535,153 S.F.
104.1128 AC.

NO BUILDINGS

LEGEND

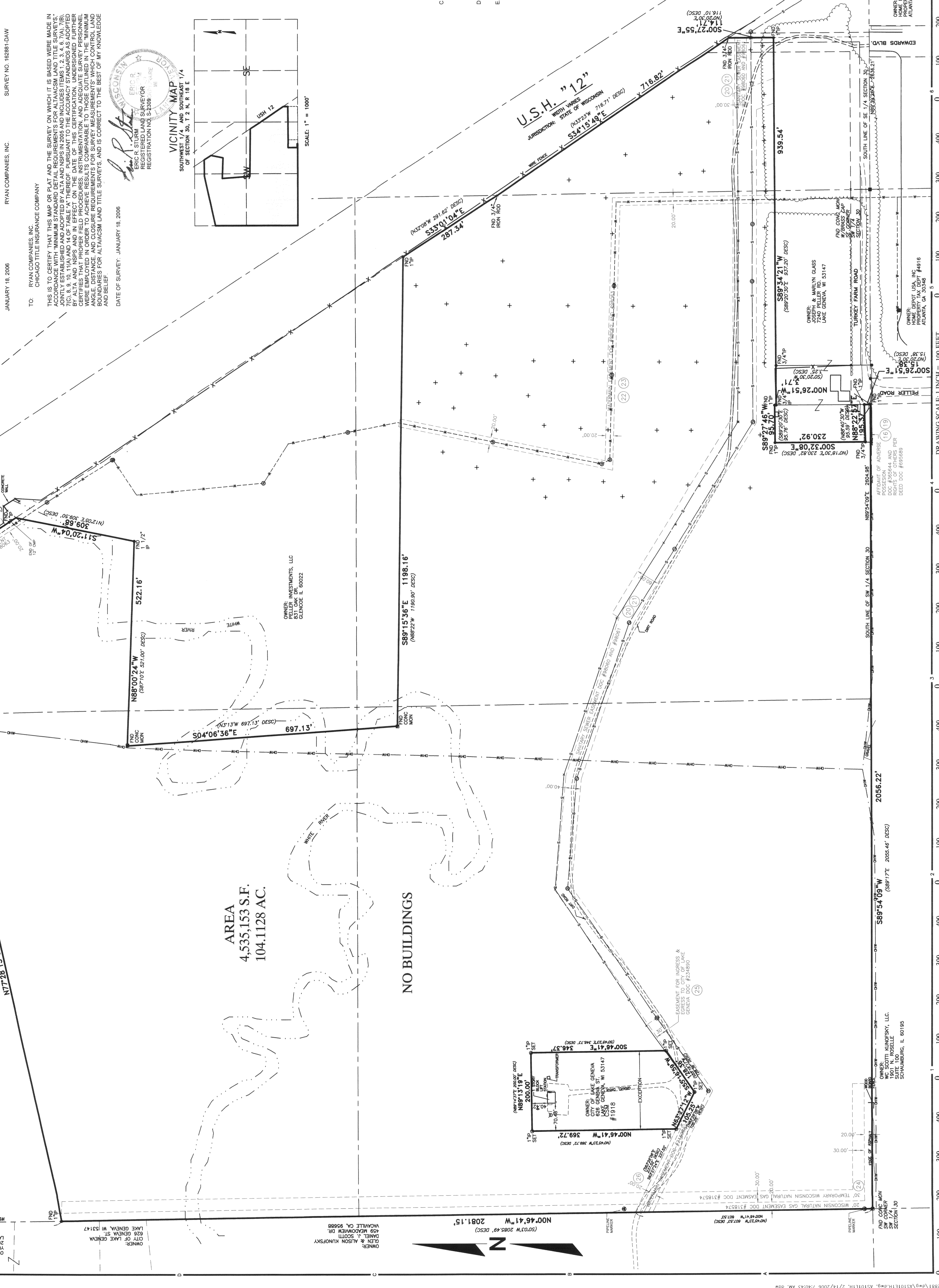
- 1. BOUNDARY MARKER
- 2. IRON PIPE FOUND
- 3. BOUNDARY SET
- 4. 1/4 SECTION CORNER
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OWNER:
WISCONSIN SOUTHERN GAS CO., INC.
1301 N. WASHINGTON ST.
LAKE GENEVA, WI 53147

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