ALTA/ACSM TITLE SURVEY

PART OF THE NE 1/4, NW 1/4, & SW 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

NORTH
GRID
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD-27)

N. 1/4 CORNER 12-1-17 STATE PLANE RECORD POSITION

NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12-1-17

FLAGGED WETLANDS

POB

FOUND IRON PIPE STAKE S 01°48'04" E 5.36' FROM RECORD CORNER

FENCE CORNER 12.0' S'LY OF PROPERTY LINE

I L 1200008

N 89°14'31" E 1377.33

FENCE LINE 25.6' S'LY OF PROPERTY LINE

FENCE LINE 31.1' S'LY OF PROPERTY LINE

LINE OF OVERHEAD WIRES (TYPICAL) APPARENT EASEMENT

CROSS HATCHED AREA AREA OF QUESTIONABLE OWNERSHIP 0.6 ACRES SEE NOTE "A"

NOTE" A"

THE LINE SHOWN AS THE BOUNDARY FOLLOWS THE MATHMATICALLY DESCRIBED LINE OF 4.11 CHAINS SOUTH OF THE EAST WEST 1/4th LINE OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 12. THIS LINE WAS HELD AS THE PROPERTY LINE IN A PRIOR SURVEY BY WALWORTH COUNTY SURVEYING AND MAPPING DATED MAY 6, 1991. THE SOUTH LINE IS AS FENCED AND WAS MONUMENTED IN 1998 BY JOHN KROTT IN A SURVEY OF TAX PARCEL L-12-8. DEED RESEARCH SHOWS A DEED FOR TAX PARCEL L-12-8 REC. IN VOL. 275, PG. 523, AS DOC. 346617, DATED DECEMBER, 1940 CALLS FOR THIS LINE AS LAND FORMERLY OWNED BY NATHAN DICKINSON . THE BEST EVIDENCE OF THIS LINE WOULD HAVE TO BE THE EXISTING FENCE LINE WHICH ALSO HAS A LINE OF POWER POLES AND OVERHEAD WIRES RUNNING ALONG THIS LINE.

LINE OF OVERHEAD WIRES (TYPICAL) APPARENT EASEMENT

I L 1200005A

[PRIVATE ROAD]

I L 12-00009A

[PRIVATE ROAD]

I L 1200016

WALCOWS DRIVE [66' PRIVATE DRIVE]

SOUTH LAKE SHORE DRIVE [66' PRIVATE RD.]

N 37°25'27" E 66.00

S 77°45'39" E 315.76

N 37°25'27" E 302.67

N 60°43'32" W 139.83

STORM MANHOLE

I L 1200002B

LOT 4 CSM 120 IA 12000004

LOT 3 CSM 120 IA 12000003

LOT 2 CSM 3165 IA316500002

S 57°06'29" E 39.77

S 78°34'03" E 200.69

N 01°13'07" E 208.25

30'

102'

75'

RUINS

FENCE CORNER 7.0' S'LY OF PROPERTY LINE

FENCE LINE 0.5' S'LY OF PROPERTY LINE

79'

43.7'

28.9'

CORN CRIB (1,260 S.F.)

STORM MANHOLE

LOT 1 CSM 3165 IA316500001

FOUND IRON PIPE STAKE DISTURBED S .39' E, 0.8' FROM BEYOND CORNER

CURB CUT

I L 1200010A

N 35°59'29" E 39.09

N 35°59'29" E 228.57

S 50°39'59" E

FENCE CORNER 0.2' S'LY OF PROPERTY LINE

N 35°59'29" E 97.97

N 20°08'17" E 150.44

N 35°59'29" E 97.97

CURB CUT

GRAVEL

W. 1/4 CORNER 12-1-17

N 37°02'24" W 200.00

N 61°37'00" W 100.00

C=445. 38 N 80° 08' 48" W 443. 68 R=683. 00

S 80°40'28" W 215.64

C=278. 49 N 76° 47' 39" W 268. 72 R=357. 00

N 54°24'46" W 103.00

C=538. 23 N 88° 16' 23" W 570. 88 R=683. 00

S 57°53'00" W 701.25

CENTER 12-1-17

PROJECT PARCEL

55.36 ACRES

ZYUP 00181

ZYUP 00180

FLAGGED WETLANDS

DETAIL SKETCH
SCALE: 1"=30'

RESIDENCE (1,130 S.F.)

GARAGE (290 S.F.)

STORM MANHOLE

RESIDENCE (1,130 S.F.)

GARAGE (290 S.F.)

14' DIA. SILO

24.3'

BUILDING (460 S.F.)

I L 1200015

S 01°48'04" E 1314.68'

S 01°48'04" E 212.38' (417 CHAINS)

S 01°48'04" E 401.72'

S 57°06'29" E 39.77

S 78°34'03" E 200.69

S 01°13'07" E 208.25

S 35°59'29" W 39.09

S 35°59'29" W 228.57

S 20°08'17" E 150.44

S 35°59'29" W 97.97

S 37°02'24" E 200.00

S 61°37'00" E 100.00

S 80°40'28" E 215.64

S 54°24'46" E 103.00

S 57°53'00" E 701.25

S 64°10'23" E 112.32

S 22°36'05" E 73.34

S 64°07'24" W 102.63

C=105. 04 S 63° 10' 52" W 105. 04 R=667. 00

LEGAL DESCRIPTION PROJECT PARCEL

LANDS LOCATED IN PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, S 01DEG 48MIN 04SEC E, 1314.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE CONTINUE ALONG SAID EAST LINE, S 01DEG 48MIN 04SEC E, 271.28 FEET; THENCE S 89DEG 14MIN 31SEC W, 58.91 FEET TO THE POINT OF BEGINNING; THENCE S 00DEG 32MIN 36SEC E, 407.72 FEET; THENCE S 55DEG 38MIN 08SEC E, 77.89 FEET; THENCE S 40DEG 22MIN 36SEC E, 48.06 FEET; THENCE S 14DEG 57MIN 44SEC E, 55.48 FEET; THENCE S 06DEG 16MIN 37SEC W, 97.65 FEET; THENCE S 24DEG 08MIN 12SEC E, 73.44 FEET; THENCE S 64DEG 10MIN 23SEC E, 112.32 FEET; THENCE S 22DEG 36MIN 05SEC E, 73.34 FEET; THENCE S 03DEG 07MIN 24SEC W, 107.63 FEET; THENCE 105.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 567.00 FEETAND A CHORD WHICH BEARS S 63DEG 10MIN 53SEC W, 105.04 FEET; THENCE S 57DEG 52MIN 00SEC W, 751.25 FEET; THENCE 570.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 88DEG 16MIN 23SEC W, 538.23 FEET; THENCE N 54DEG 24MIN 46SEC W, 103.45 FEET; THENCE 286.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 357.00 FEET AND A CHORD WHICH BEARS N 76DEG 47MIN 39SEC W, 279.49 FEET; THENCE S 80DEG 49MIN 28SEC W, 218.64 FEET; THENCE 453.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 683.00 FEET AND A CHORD WHICH BEARS N 80DEG 08MIN 48SEC W, 445.38 FEET; THENCE N 61DEG 03MIN 00SEC W, 100.00 FEET; THENCE N 54DEG 02MIN 24SEC W, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH LAKE SHORE DRIVE; THENCE ALONG SAID RIGHT OF WAY, N 35DEG 57MIN 36SEC E, 97.57 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 25DEG 46MIN 17SEC E, 129.44 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 34DEG 24MIN 48SEC E, 42.21 FEET TO THE WESTERLY MOST CORNER OF CERTIFIED SURVEY MAP NO. 3165; THENCE ALONG THE BOUNDARY OF SAID CERTIFIED SURVEY MAP NO. 3165, S 59DEG 39MIN 39SEC E, 226.57 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHERLY MOST CORNER OF SAID CERTIFIED SURVEY MAP NO. 3165; THENCE CONTINUE ALONG THE BOUNDARY OF SAID CERTIFIED SURVEY MAP NO. 3165, N 33DEG 59MIN 22SEC E, 395.08 FEET TO AN IRON PIPE STAKE FOUND MARKING THE EASTERLY MOST CORNER OF SAID CERTIFIED SURVEY MAP NO. 3165; THENCE S 57DEG 06MIN 29SEC E, 39.77 FEET TO AN IRON PIPE STAKE; THENCE S 78DEG 34MIN 03SEC E, 200.86 FEET TO AN IRON PIPE STAKE; THENCE N 01DEG 13MIN 07SEC E, 205.25 FEET TO AN IRON PIPE STAKE; THENCE N 60DEG 42MIN 32SEC W, 329.85 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH LAKE SHORE DRIVE; THENCE ALONG SAID DRIVE, N 33DEG 28MIN 21SEC E, 68.35 FEET TO AN IRON PIPE STAKE; THENCE S 77DEG 45MIN 39SEC E, 213.76 FEET; THENCE N 32DEG 15MIN 42SEC E, 292.67 FEET; THENCE N 89DEG 14MIN 31SEC E, 1377.33 FEET TO THE POINT OF BEGINNING. CONTAINING 2,411,595 SQUARE FEET (55.36 ACRES) OF LAND, MORE OR LESS.
TAX KEY NO. PART OF ZYUP 00180 AND ZYUP 00181

ALTA SURVEY
SURVEYOR'S CERTIFICATION
This survey is made for the benefit of:
Chicago Title Insurance Company
Hummel Geneva Ridge Partnership, an Illinois Limited Partnership
Mirbeau of Geneva Lake LLC

I, Peter S. Gordon, Professional Land Surveyor do hereby certify to the aforesaid parties, that I have made a careful survey of a tract of land described as attached:

1.) 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/ASCM Land Title Surveys" jointly established and adopted by the ALTA/NSPS in 2005, and includes items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 16, AND 17 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 in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
Note: Prior to the transfer of title to the above described parcel all requirements of the subdivision ordinance for the city of lake Geneva will need to be satisfied.

2.) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures, and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Wisconsin.

3.) Upon receipt of title this survey will be revised to reflect the following ALTA standards. The property described hereon is the same as the property described in Chicago Title Insurance Company Title commitment No. 425340, dated January 2, 2008 and amended January 15, 2008 that all easements, covenants and restrictions referenced to in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject site.

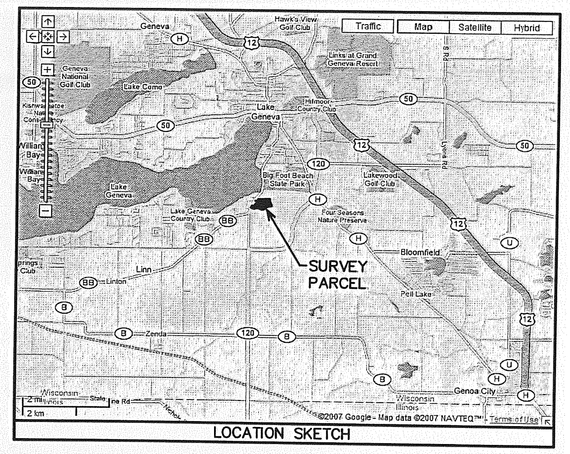
Dated January 10, 2008
Revised January 16, 2008

Peter S. Gordon
Registration No. 2191

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ◪ = SET IRON REBAR STAKE
- ◇ = UTILITY POLE LOCATED
- ⊥ = GUY WIRE LOCATED
- □ = UTILITY BOX LOCATED
- {XXX} = RECORDED AS



LOCATION SKETCH

RECEIVED JAN 17 2008

NOTE: LANDS SURVEYED ARE WITHIN "ZONE C" OR "AREAS OF MINIMAL FLOODING" PER FLOOD INSURANCE RATE MAP PANEL NUMBER 550462 0130 B.

PART OF VOL. 319 OF RECORDS, PAGE 717, DOCUMENT NO. 100210 STATES ONLY ONE ACCESS POINT TO S.T.H. "120" FROM THE LANDS SURVEYED SHALL BE ALLOWED PURSUANT TO THE PROVISIONS OF SECTION 86.07(2) OF WISCONSIN STATUTES.

AN UNDERGROUND DRAINAGE SYSTEM (TILE) APPARENTLY EXISTS AND AFFECTS THIS PARCEL. SAID SYSTEM WAS NOT LOCATED IN THE FIELD.

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

100 50 0 100 200 300 400
MAP SCALE IN FEET ORIGINAL 1"= 100'

PLAT OF SURVEY
MIRBEAU PARCEL

CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
MIRBEAU INN & SPA
1259 W. OLD MILL ROAD
LAKE FOREST, IL. 60045

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS	

PROJECT NO.	3989.07
DATE	06/11/2007
SHEET NO.	1 OF 1

JAN 16 2008

ZYUP - 181

007 - 2577