

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89°02'31" W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01°02'33" W, 733.28 FEET ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 129.35 FEET; THENCE S 01°02'33" W, 66.14 FEET ALONG SAID CSM 754 TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID CSM 754; THENCE S 01°02'33" W, 43.52 FEET, TO AN IRON PIPE STAKE FOUND AT THE SOUTHWEST CORNER OF SAID CSM 754, 128.13 FEET; SAID POINT BEING ON THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 4098, THENCE ALONG THE NORTH LINE OF SAID CSM 4098, N 89°02'31" W, 113.85 FEET TO AN IRON PIPE STAKE AT THE NORTHWEST CORNER OF SAID CSM 4098 AND THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2820; THENCE ALONG THE NORTH LINE OF SAID CSM 2820, N 89°02'31" W, 282.16 FEET TO THE NORTHWEST CORNER OF SAID CSM 2820 AND THE NORTHEAST CORNER OF LOT 14 OF GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89°02'31" W, 345.08 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 11 OF SAID GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89°02'31" W, 50.84 FEET TO A FOUND IRON REBAR STAKE; THENCE N 00°02'41" W, 323.66 FEET TO A FOUND IRON REBAR STAKE ON THE SOUTH LINE OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89°02'31" W, 207.84 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 00°02'41" W, 318.13 FEET ALONG SAID LAKE SHORE VILLAGE CONDOMINIUM TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID LAKE SHORE VILLAGE CONDOMINIUM, N 00°02'41" W, 167.44 FEET TO AN IRON PIPE STAKE; THENCE N 89°02'31" W, 43.52 FEET TO AN CUT CROSS IN CONCRETE FOUND ON THE SOUTHWEST LINE OF WELLS STREET; THENCE ALONG WELLS STREET, S 37°02'51" W, 202.94 FEET TO AN CUT CROSS IN CONCRETE FOUND AT THE INTERSECTION WITH THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE S 01°02'33" W, 43.52 FEET ALONG THE WEST LINE OF LAKE GENEVA BOULEVARD, 348.82 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 754; THENCE S 89°02'31" W, 79.50 FEET TO AN IRON PIPE STAKE AT THE NORTHEAST CORNER OF LOT 1 OF SAID CSM 754; THENCE S 89°02'31" W, 89.98 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES OF LAND MORE OR LESS.

EXCEPTING THEREFROM LANDS DECLARED AS SUMMERHAVEN OF LAKE GENEVA, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, ON MARCH 28, 2007, AS DOCUMENT NUMBER 704378 AND FIRST AMENDMENT TO DECLARATION RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 745305, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89°02'31" W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01°02'33" W, 733.28 FEET ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 65.01 FEET; THENCE S 89°02'31" W, 340.89 FEET; THENCE S 04°02'51" W, 161.61 FEET; THENCE N 89°02'31" W, 124.31 FEET; THENCE N 00°02'41" W, 226.04 FEET; THENCE S 89°02'31" W, 103.47 FEET; THENCE N 00°02'41" W, 311.51 FEET; THENCE N 89°02'31" W, 199.39 FEET; THENCE S 89°02'31" W, 126.82 FEET; THENCE N 89°02'31" W, 42.80 FEET; THENCE N 00°02'41" W, 12.91 FEET; THENCE N 89°02'31" W, 24.01 FEET; THENCE N 01°02'51" W, 134.92 FEET; THENCE N 00°02'41" W, 125.50 FEET; THENCE N 89°02'31" W, 239.56 FEET TO THE SOUTHWEST LINE OF WELLS STREET; THENCE S 37°02'51" W, 202.94 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE S 01°02'33" W, 43.52 FEET ALONG SAID BOULEVARD, 348.82 FEET TO THE NORTH LINE OF SAID CSM 754; THENCE S 89°02'31" W, 79.50 FEET; THENCE CONTINUE ALONG SAID CSM, S 89°02'31" W, 89.98 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES OF LAND MORE OR LESS.

TOGETHER WITH UNITS 107, 109, 112, 114, 116, 118, 122, 124, 126, 128, 207, 209, 210, 215, 216, 217, 221, 223, 224, 226, 227, 229, AND 237, TOGETHER WITH SAID UNITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT) ALL IN SUMMERHAVEN OF LAKE GENEVA, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, ON MARCH 28, 2007, AS DOCUMENT NUMBER 704378 AND FIRST AMENDMENT TO DECLARATION RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 745305, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

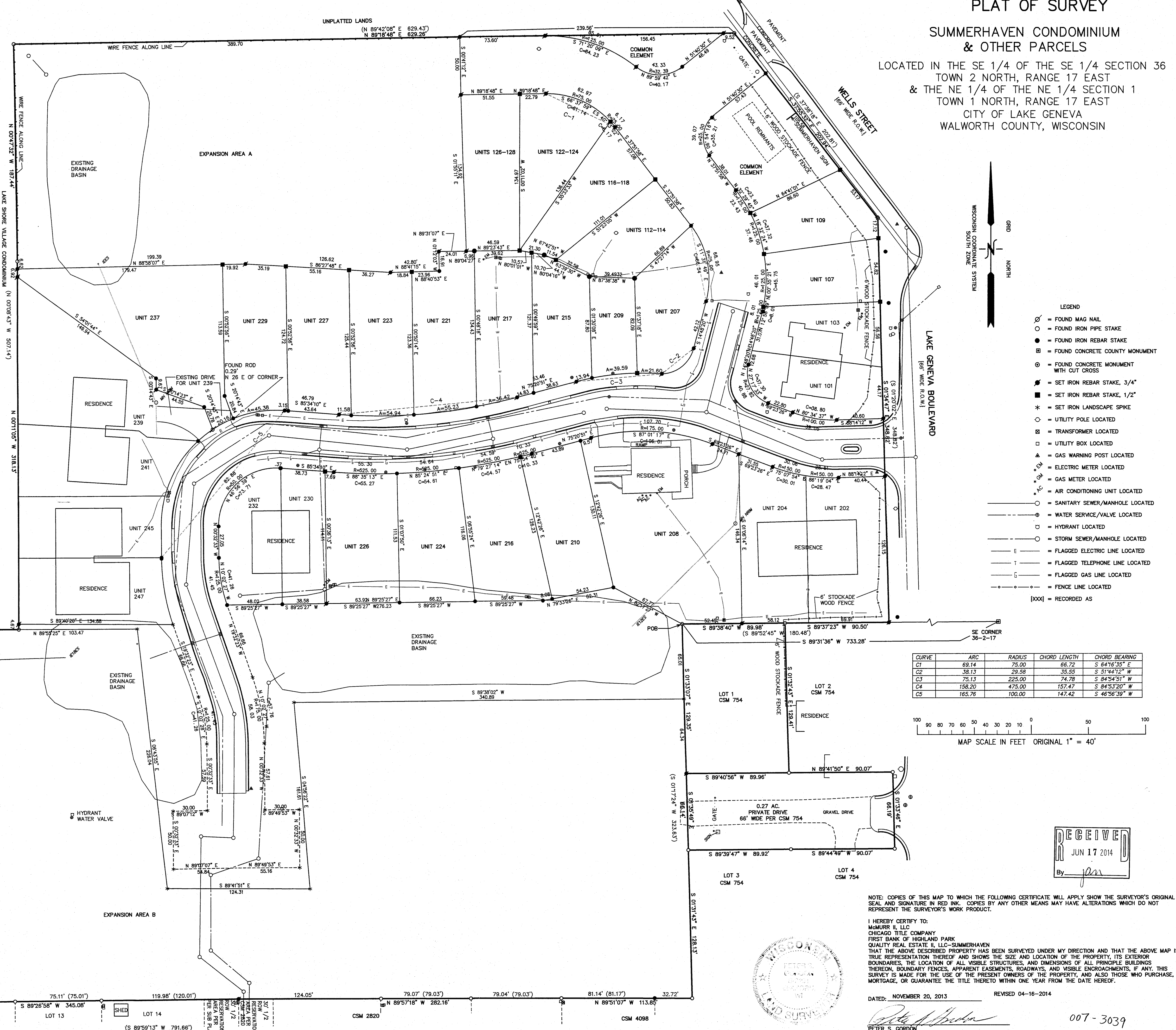
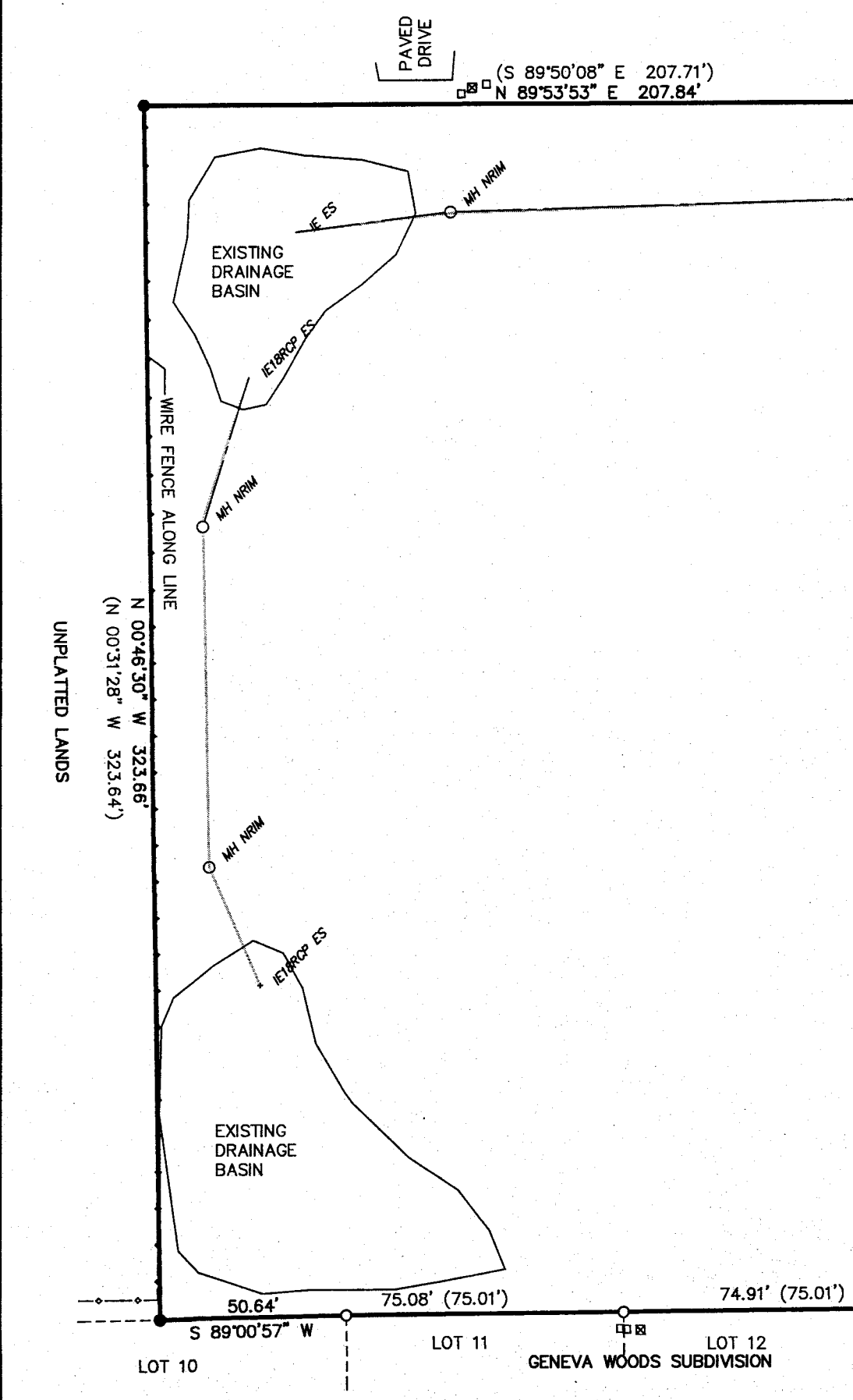
TOGETHER WITH LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED IN VOLUME NO. 3 ON PAGE 275 OF WALWORTH COUNTY CERTIFIED SURVEYS AS DOCUMENT NO. 28944.

TOGETHER WITH THE 66 FOOT WIDE PRIVATE DRIVE AS PLATTED ON CERTIFIED SURVEY MAP NO. 754, RECORDED IN VOLUME NO. 3 ON PAGE 275 OF WALWORTH COUNTY CERTIFIED SURVEYS AS DOCUMENT NO. 28944.

SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION AND PLAT FOR SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM AS RECORDED AND AMENDED.

TOTAL LAND AREA = 14.95 ACRES MORE OR LESS.

LAKE SHORE VILLAGE CONDOMINIUM



PLAT OF SURVEY

SUMMERHAVEN CONDOMINIUM
& OTHER PARCELS

LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36
TOWN 2 NORTH, RANGE 17 EAST
& THE NE 1/4 OF THE NE 1/4 SECTION 1
TOWN 1 NORTH, RANGE 17 EAST
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

LEGEND

- = FOUND MAG NAIL
- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- = FOUND CONCRETE COUNTY MONUMENT
- = FOUND CONCRETE MONUMENT WITH CUT CROSS
- = SET IRON REBAR STAKE, 3/4"
- = SET IRON REBAR STAKE, 1/2"
- * = SET IRON LANDSCAPE SPIKE
- = UTILITY POLE LOCATED
- = TRANSFORMER LOCATED
- = UTILITY BOX LOCATED
- ▲ = GAS WARNING POST LOCATED
- = ELECTRIC METER LOCATED
- = GAS METER LOCATED
- = AIR CONDITIONING UNIT LOCATED
- = SANITARY SEWER/MANHOLE LOCATED
- = WATER SERVICE/VALVE LOCATED
- = HYDRANT LOCATED
- = STORM SEWER/MANHOLE LOCATED
- = FLAGGED ELECTRIC LINE LOCATED
- = FLAGGED TELEPHONE LINE LOCATED
- = FLAGGED GAS LINE LOCATED
- = FENCE LINE LOCATED
- [XXX] = RECORDED AS

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	69.14	75.00	66.72	S 64°16'35" E
C2	38.13	28.58	35.55	S 51°44'12" W
C3	75.13	225.00	74.78	S 84°54'51" W
C4	158.20	475.00	157.47	S 84°53'20" W
C5	165.76	100.00	147.42	S 46°36'39" W

MAP SCALE IN FEET ORIGINAL 1" = 40'

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY TO:
McMURRILL, LLC
CHICAGO TITLE COMPANY
FIRST BANK OF HIGHLAND PARK
QUALITY REAL ESTATE II, LLC-SUMMERHAVEN
THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY EASEMENTS, APPARENT EASEMENTS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 20, 2013 REVISED 04-16-2014

PETER S. GORDON

007-3039

WORK ORDERED BY:
SPECTRUM REAL ESTATE PROPERTIES
351 WEST HUBBARD, SUITE 610
CHICAGO, IL 60654

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5866

REVISIONS
11/26/2013 - LK
ADDED MONUMENTATION
02-14-2014
MODIFY LEGAL
DESCRIPTION
02-17-2014
ADDED AREAS OF
QUESTIONABLE TITLE

PROJECT NO.
8868
DATE
11/18/2013
SHEET NO.
1 OF 1

MAY 19 2014