ALTA/NSPS
Land Title Survey

of

A parcel of land described in Title Commitment File No. WA-9796, prepared by Chicago Title Insurance Company, dated June 26, 2017, as shown below:

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 theSouth 1/4 corner of said Section 31; thence South 89° 51' 55" VWest, along the South line of said Southwest 1/4 and the centerline of Town Line Road, 655.18 feet; thence North 0° 42' 00" West, along the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 31, 1321.83 feet to the South line of Geneva East Subdivision; thence North 89° 51' 51" East, along said South line of Geneva East, the South line of the First Addendum to the Oaks of Geneva East Condominium, and the South line of the Oaks of Geneva East a Condominium, 1180.43 feet to a point on the West line of Edwards Boulevard, said point being the Southeast corner of the Oaks of Geneva East Condominium; thence South 0° 41' 51" East, along said West line of Edwards Boulevard, 1207.65 feet; thence South 59° 59' 34" West, 91.36 feet; thence South 89° 53' 32" West, 444.85 feet; thence South 0° 06' 59" East, 35.90 feet to a point on the North line of Town Line Road; thence South 89° 51' 55" West, along said North line, 0.32 feet to a point which is 33.30 feet North 0° 41' 25" West of the South 1/4 corner of said Section 31; thence North 0° 41' 25" West, 19.49 feet; thence South 89° 51' 55" West, 654.68 feet; thence South 0° 08' 07" East, 19.49 feet to the North line of Town Line Road; thence 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 1/4 corner of said Section 31; thence South 89° 51' 55" West, along the South line of said Southwest 1/4 and the centerline of Town Line Road, 655.18 feet to the Point of Beginning; thence continue South 89° 51' 55" 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; thence North 0° 43' 37" West, along the East line of said Meadowland Subdivision, 1321.83 feetto the South line of Geneva East Subdivision; thence North 89° 51' 51" East, along said South line of Geneva East, 118.26 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 31; thence South 0° 42' 00" East, along said West line ofthe East 1/2 of 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.

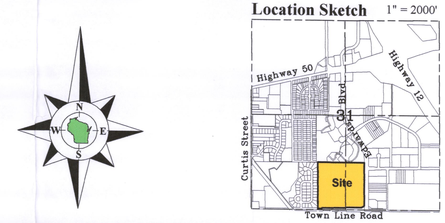
11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Bell, Inc., recorded on July 1, 1993, in Volume 624 of Records on Page 162 as Document No. 261060. SHOWN

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 May 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, as set foth in applicable state or federal laws, 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

Location Sketch 1" = 2000'



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-27).

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

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 utilites are shown, the approximate location of underground utilites 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. Information

Scale in Feet
1" = 80'
0' 40' 80' 160' 240'

OLSON LAND SURVEYING, LLC
Rural | Residential | Commercial
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

N North
S South
E East
W West
Rng Range
Sec Section
Deg Degrees
" Seconds
' Minutes
In. Inches
NW Northwest
SE Southeast
Dia. Diameter

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rebar
- Set Iron Pipe, 1" dia. 18" long, 1.68 lbs/ft
- Utility Pole
- Utility Box or Pedestal
- Guy Wire
- Fire Hydrant
- Light Pole
- Mailbox
- Sign
- Underground Utilities
- --E-- Electric Line
- --T-- Telephone Line
- --S-- Storm Sewer

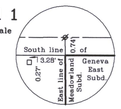
Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2017.077

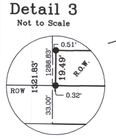
2017.077

Detail 1
Not to Scale



Detail 2
Not to Scale

Detail 3
Not to Scale



Geneva East Subdivision
Owner: Summit Real Estate, Inc.

First Addendum to The Oaks of Geneva East a Condominium
Owner: Summit Real Estate, Inc.

The Oaks of Geneva East Condominium

Lot 13 | Lot 11

N89°51'51"E 1298.69'

118.26' | 1180.43'

See Detail 1

Bike Path

Remains of old wire fence in poor condition.
North line of the Southeast 1/4 of the Southwest 1/4 of Section 31-2-18 as previously surveyed and monumented.

Fence 3.0' S. of line. | Fence 3.0' S. of line. | Fence on line. | Fence 1.4' S. of line. | Fence 2.7' S. of line. | Fence 1.9' S. of line. | Fence 1.7' S. of line. | Fence 0.5' S. of line.

Lot 1
Commercial Court Subdivision

Park Drive

129.96'
(130.00')

Lot 47 | Lot 48 | Lot 49 | Lot 50 | Lot 51 | Lot 52

Lake Geneva Business Park Phase II

Lake Geneva Commerce Court

Lot 1
C.S.M. 3170

Lot 1
C.S.M. 2843

Edwards Boulevard
(120' Wide)

Edge of Corn Crop

Concrete Curb | Concrete Curb & Gutter

Lot 21
Owners: Michael & Valerie Donnan
Rod 0.22' W. of line. | Fence on line. | 103.59'

Lot 22
Owners: John & Teresa Peterson
Rod 0.65' W. of line. | 179.39' (127.44') | Area of recently cleared brush extends 3' to 6' East of property line.

Lot 23
Owners: Robert & Patricia Tymcio
89.02' (89.00') | Fence 2.7' W. of line.

Lot 24
Owner: Linda Larkin Geldermann
Rod 0.23' W. of line. | 79.80' (80.00') | Remains of old wire fence in poor condition.

Lot 25
Owners: William & Natalie Elverman
Rod 0.18' W. of line. | 89.95' (90.00') | Fence 2.0' W. of line.

Outlot 5
Owner: City of Lake Geneva
59.86' (60.00')

Lot 26
Owners: John & Denise Schnurr
(1322.57') 1321.83' | 89.95' (90.00')

Lot 27
Owners: Martin & Roberta Baker
Fence 4.3' W. of line. | 80.07' (80.00') | Wood Fence

Lot 28
Owners: Lawrence & Anne Prejna Trust
Fences 2.8' & 0.9' W. of line. | Wood Fence

Lot 29
Owners: Vincent & Kristen Consolo
Fence 0.6' W. of line. | Shed | 159.85' (160.00') | Block Retaining Wall 2.0' W. of line.

Lot 30
Owners: Greg & Mary Inwood
Wood Fence 18.0' W. of line | 79.93' (80.00') | Rod 0.17' E. of line

Lot 31
Owner: Jennifer Safiran
Remains of old wire fence in poor condition.

Lot 32
Owners: Steven & Hollie Schuls
345.70' (345.61')

Lot 33
Owners: Eric & Jennifer Weber
Brush | Fence 0.7' E. of line. | Rod 0.42' E. of line | 43.39'

Meadowland Subdivision

Andrea Drive
(60' Wide)

Joshua Lane
(60' Wide)

Hudson Trail
(60' Wide)

Cumberland Trail
(60' Wide)

Townline Trails

Lot 1 | Lot 55 | Lot 1 C.S.M. 573 | Lot 41 | Lot 1 C.S.M. 4606 | Lot 3 C.S.M. 4362

City of Lake Geneva | Town of Bloomfield | Town of Lyons

West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 31-2-18 as previously surveyed and monumented.

N0°42'00"W 1321.83' | 1288.83'

N0°43'37"W 1321.83' (Road)

(1322.57') 1321.83' (Meadowland Subdivision)

(112 rods) or (1848') 1847.94'

(S89°51'55"W 2620.75')

Southwest Corner Section 31-2-18.
N. 216,283.31
E. 2,424,565.39

Tax Parcel
ZYUP 00198
38.234 Acres
1,665,458 Sq.Ft.
37.648 Acres
1,639,952 Sq.Ft.
Exclusive of R.O.W.

11 Easement
Doc. No. 261060

12 Easement
Doc. No. 284972

13 No Access
Doc. No. 439792

(N89°51'53"W) S89°51'55"W 654.68'

N89°51'55"E 654.87'
(N89°51'53"E) 655.18'

S89°51'55"W 772.81'

Town Line Road (Width Varies)

(S89°53'32"E 2634.64')

Southeast Corner Section 31-2-18.
N. 216,294.43
E. 2,429,820.74

South 1/4 Corner Section 31-2-18.
N. 216,289.48
E. 2,427,186.12

North 1/4 Corner Section 6-1-18.
N. 216,289.51
E. 2,427,204.18

(N89°53'32"W 2645.95') North-South 1/4 Line Section 31-2-18.

N0°41'25"W 1949'

S0°08'07"E 19.49'

S0°06'59"E 33.00'

S0°06'59"E 35.90'

S59°59'34"W 91.36'

S89°53'32"W 444.85'
(N89°53'01"E 444.83')

(S89°53'01"E 655.66')
(S89°51'55"W)

R.O.W. Doc. No. 551359
R.O.W. Doc. No. 480426
R.O.W. Doc. No. 485737
R.O.W. Doc. No. 487650
Vol. 670, Page 2231 Doc. No. 439792.

Edge of Corn Crop | Edge of Mown Grass | Asphalt, extends 2.7' N. of line. | Brush | Bike Path | Concrete Curb & Gutter | Overhead Wires

(242.11') | 241.93' | 283.26' | 114.41' | 118.06'

Lot 1 | Townline Trails | Lot 55 | Lot 1 C.S.M. 573 | Lot 41 | Lot 1 C.S.M. 4606 | Lot 3 C.S.M. 4362 | Lot 1 C.S.M. 2843

City of Lake Geneva | Town of Bloomfield | Town of Lyons

EYOP-198