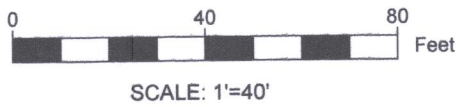


PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, IN TOWNSHIP 1 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



TITLE COMMITMENT WA-14969 SCHEDULE B, PART II EXCEPTIONS

13. RIGHTS OF THE PUBLIC IN AND TO THE FOOTPATH OR WALKWAY ON OR NEAR THE EMBANKMENT OF WATER OF GENEVA LAKE.
14. EASEMENT GRANTED TO THE WISCONSIN POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED ON OCTOBER 19, 1948 IN VOLUME 391 OF DEEDS ON PAGE 31 AS DOCUMENT NO. 411961. EASEMENT NOT PROVIDED BY TITLE COMPANY AND THEREFORE IS NOT SHOWN ON PLAT OF SURVEY.
15. APPARENT SANITARY SEWER EASEMENT THROUGH PARCEL A AS EVIDENCED FROM THE EXAMINATION OF THE RECORD WHICH DISCLOSED A 10-FOOT EASEMENT BEING GRANTED TO THE CITY OF LAKE GENEVA BY OWNERS OF LAND ADJOINING PARCEL A ON THE NORTH AND ON THE SOUTH. EASEMENT NOT PROVIDED BY TITLE COMPANY AND THEREFORE IS NOT SHOWN ON PLAT OF SURVEY.
16. EASEMENTS OR RIGHTS-OF-WAY FOR INGRESS AND EGRESS GRANTED TO OTHERS OVER AND ACROSS THE SOUTH 20 FEET TO THE EAST 191.07 FEET OF PARCEL A AND OVER AND ACROSS ALL OF PARCEL B.
17. RIGHT-OF-WAY RECORDED SEPTEMBER 1, 1967 IN VOLUME 653 OF DEEDS ON PAGE 5 AS DOCUMENT NO. 59490

NOTE:
1. BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-27, SOUTH ZONE.
2. FIELD WORK COMPLETED AUGUST 22, 2019
3. BUILDING SURVEYED TO THE EXTERIOR OF SIDING.
4. UNDERGROUND UTILITY LOCATE WAS REQUIRED WITH THIS SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, IN TOWNSHIP 1 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, SOUTH ALONG THE 1/4 SECTION LINE 1195.28' (RECORDED AS 1192.62'); THENCE S89°06'56"W, 723.04' (RECORDED AS 713.15') TO A FOUND IRON PIPE AND ALSO THE POINT OF BEGINNING; THENCE N28°40'43"W, 123.52' TO A FOUND IRON PIPE; THENCE N73°46'24"W 188.28' TO A FOUND IRON PIPE; THENCE N81°26'11"W, 203.64' TO A FOUND IRON ROD ON THE MEANDER LINE OF GENEVA LAKE; THENCE S22°40'42"W 140.19' TO A FOUND IRON PIPE ALONG SAID MEANDER LINE; THENCE N89°00'17"E, 223.64' TO A FOUND IRON PIPE; THENCE S58°43'55"E, 94.07' TO A FOUND IRON PIPE; THENCE S0°43'34"E, 19.97' TO A FOUND IRON PIPE; THENCE N89°06'56"E, 191.22' TO THE POINT OF BEGINNING.

PARCEL B (KNOLL LANE) AND PROPERTY CONTAINING PARCEL C (INGRESS/EGRESS EASEMENT) OF TITLE COMMITMENT WERE NOT INCLUDED IN THIS PLAT OF SURVEY

SURVEY ORDERED BY:

LAKE GENEVA AREA REALTY

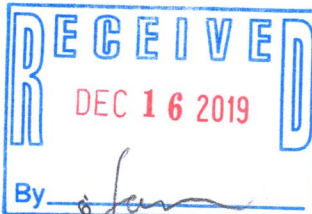
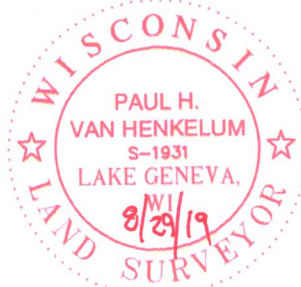
PROPERTY ADDRESS:

1002 SOUTH KNOLL LANE
LAKE GENEVA, WI 53147
TAX ID: ZYUP 00106

SURVEYOR:

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY. THIS SURVEY COMPLIES WITH CHAPTER A-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Paul H. Van Henkelum
PAUL H VAN HENKELUM, PLS #1931 DATE 8/29/19



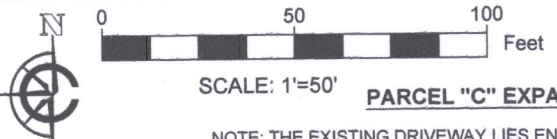
LEGEND

- FOUND 1" IRON PIPE
- FOUND .5" IRON PIPE
- FOUND IRON ROD
- CATCH BASIN
- ⊕ HYDRANT
- ▨ EXISTING CONCRETE WALK
- ▨ EXISTING ASPHALT DRIVE
- ▨ EXISTING BLOCK PATIO/WALK
- ▨ EXISTING BUILDING

UNPLATTED LAND
ZYUP 001061

PARCEL A EASEMENT (16 OF TITLE COMMITMENT SCHEDULE B PART II)
LEGAL DESCRIPTION OF EASEMENT TO BE AMENDED AND RECORDED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF "PARCEL A" PREVIOUSLY DESCRIBED AND ALSO BEING THE POINT OF BEGINNING; THENCE S89°06'56"W, 191.22'; THENCE N00°43'34"W, 19.97' TO A FOUND IRON PIPE; THENCE N89°32'27"E, 46.97'; THENCE N70°33'53"E, 94.97'; THENCE S61°25'21"E, 45.63'; THENCE S28°40'43"W, 30.96' TO THE POINT OF BEGINNING.

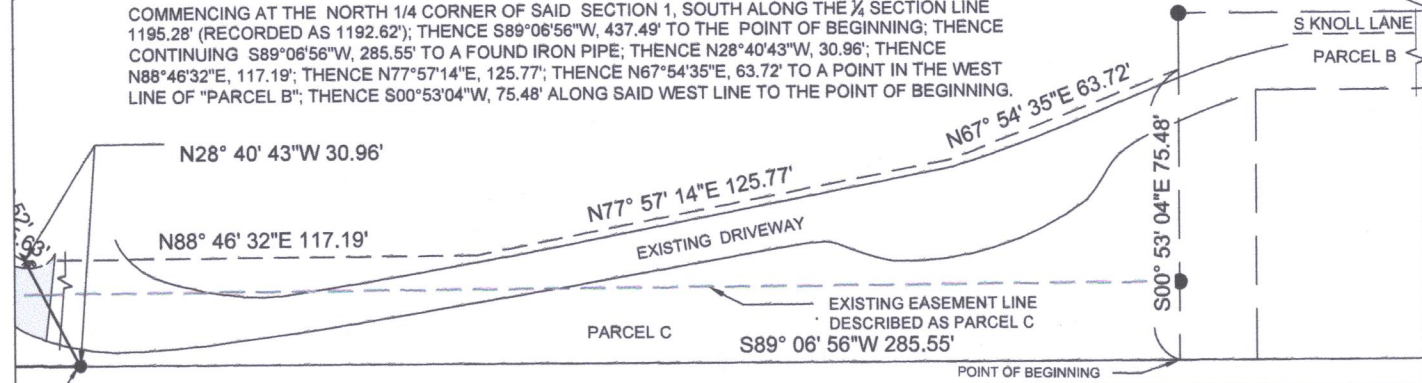


PARCEL "C" EXPANDED VIEW

NOTE: THE EXISTING DRIVEWAY LIES ENTIRELY WITHIN THE EASEMENT OF PARCEL B FROM THE INSERT TO SOUTH LAKE SHORE DRIVE.

PARCEL C ACCESS EASEMENT:
EXISTING DRIVEWAY HAS VISUAL EVIDENCE OF INSTALLATION IN 1963 OR PRIOR PER WALWORTH COUNTY GIS DATA AVAILABLE AT TIME OF SURVEY. LEGAL DESCRIPTION OF EASEMENT OF EXISTING DRIVEWAY IS AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, SOUTH ALONG THE 1/4 SECTION LINE 1195.28' (RECORDED AS 1192.62'); THENCE S89°06'56"W, 437.49' TO THE POINT OF BEGINNING; THENCE CONTINUING S89°06'56"W, 285.55' TO A FOUND IRON PIPE; THENCE N28°40'43"W, 30.96'; THENCE N88°46'32"E, 117.19'; THENCE N77°57'14"E, 125.77'; THENCE N67°54'35"E, 63.72' TO A POINT IN THE WEST LINE OF "PARCEL B"; THENCE S00°53'04"W, 75.48' ALONG SAID WEST LINE TO THE POINT OF BEGINNING.



VISTA DEL LAGO
CONDOMINIUM

POINT OF BEGINNING
SEE EXPANDED VIEW FOR CONTINUATION
AND EASEMENT DESCRIPTION ON PARCEL C



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, STE. B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

DATE: 08-29-2019 JOB No. 1901369
SHEET 1 OF 1

ZYUP-106 007-3656