

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 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; thence North 0° 42' 00" West, along the West line of the East 1/2 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 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 33.00 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 0° 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:

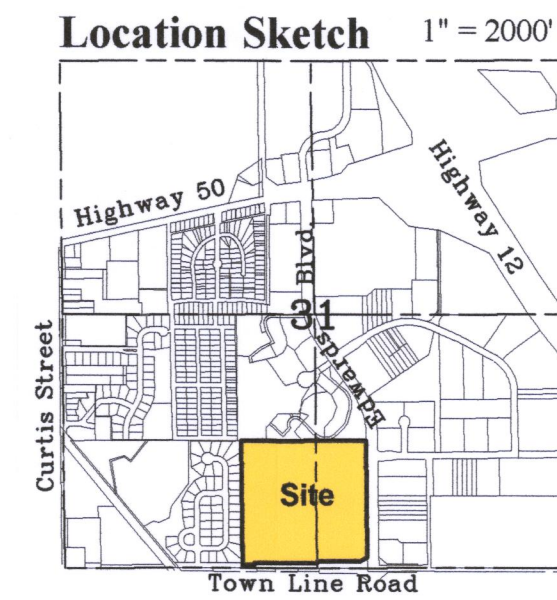
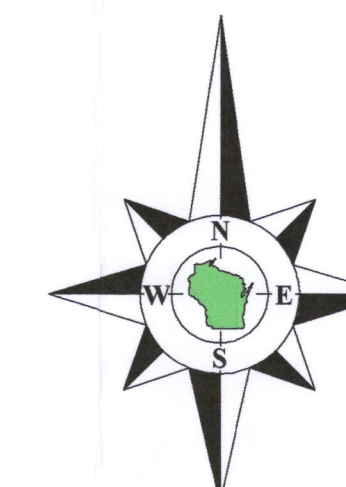
Commence at the South 1/4 corner of said Section 31; thence South 89° 51' 55" West, along the South line of said Southwest 1/4 and the centerline of Town Line Road, 655.18 feet to the Point of Beginning; thence continue South 89° 51' 55" West, along said South line of the Southwest 1/4 and the centerline 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 feet to 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 said Section 31; thence South 0° 42' 00" East, along said West line of the East 1/2 of the Southeast 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

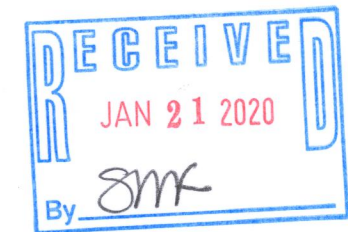
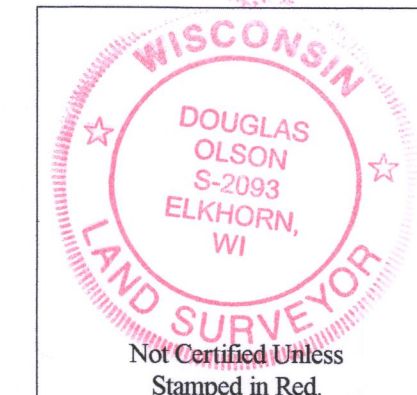
Schedule B - II of Title Commitment File No. WA-9796, prepared by Chicago Title Insurance Company, dated June 26, 2017, lists the following survey related easements and restrictions:

- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Power and Light Company, recorded on Mar 17, 1993, in Volume 624 of Records on Page 1621 as Document No. 261060. SHOWN
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Power and Light Company, recorded on Mar 17, 1994, in Volume 630 of Records on Page 1427 as Document No. 284972. SHOWN
- 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 forth 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
- Rights of the public to any portion of the Land lying within the area commonly known as Edwards Boulevard, aka State Highway "120" and Townline Road. SHOWN



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).



Notes:

- 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.
- There are 0 marked parking spaces on this site.
- In regards to Table A item 11, visible utilities are shown, the approximate location of underground utilities are shown as indicated by diggers hotline markings from tickets no. 20173405141 and 20173405166. No plans were requested or provided.
- No buildings observed.

To: Kennedy Signature Homes Limited Partnership
120 Properties, LLC
Chicago Title Insurance Company

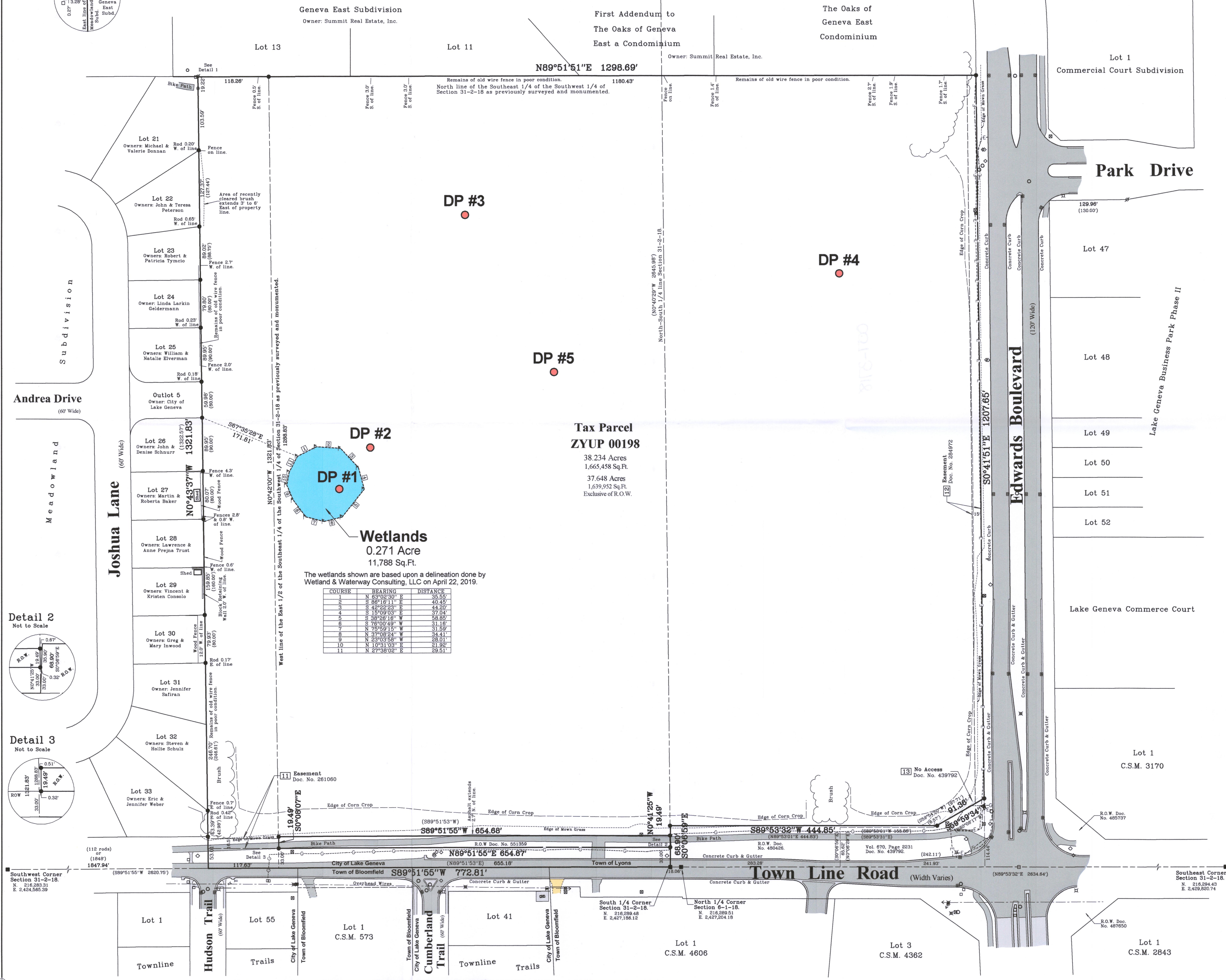
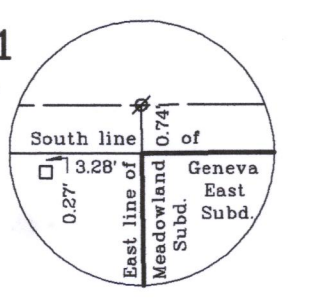
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 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

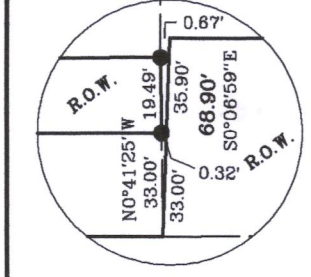
Detail 1
Not to Scale



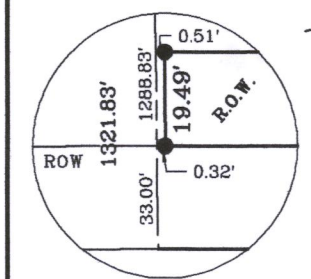
Andrea Drive
(60' Wide)

Meadowland
(60' Wide)

Detail 2
Not to Scale



Detail 3
Not to Scale



ZYUP - 198

Survey date: September 2, 2017.
Revisions: No. 1 - Misc. Information
No. 1A - Wetland Delineation

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

45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin 53121
Telephone: (202) 723-2414
Facsimile: (202) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
Found County Section Corner
Found Iron Bolt
Surveyed Point
Utility Pole or Post
Catch Basin
Manhole
Metal Surface
Concrete Surface
Brick Pavement
Storm Sewer
Office Hydrant
Water Meter
Electric Line
Underground Utilities
Electric Line
Storm Sewer

Sheet 1 of 1 Sheets
Drawing Name
Job Reference Number
2017.077

2017.077

007-3718