

# ALTA / NSPS LAND TITLE SURVEY

PROPERTY ADDRESS: 901 SNAKE ROAD LAKE GENEVA, WI 53147

NOTES CORRESPONDING TO SCHEDULE B - II  
Commitment No. WA-20989

EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 9, 11, 12, 13, 14, 15, 16, 17, 19, 20 AND 21 DO NOT APPLY TO THE ALTA / NSPS LAND TITLE SURVEY.

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2 IN TOWNSHIP 1 NORTH, RANGE 17 EAST, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

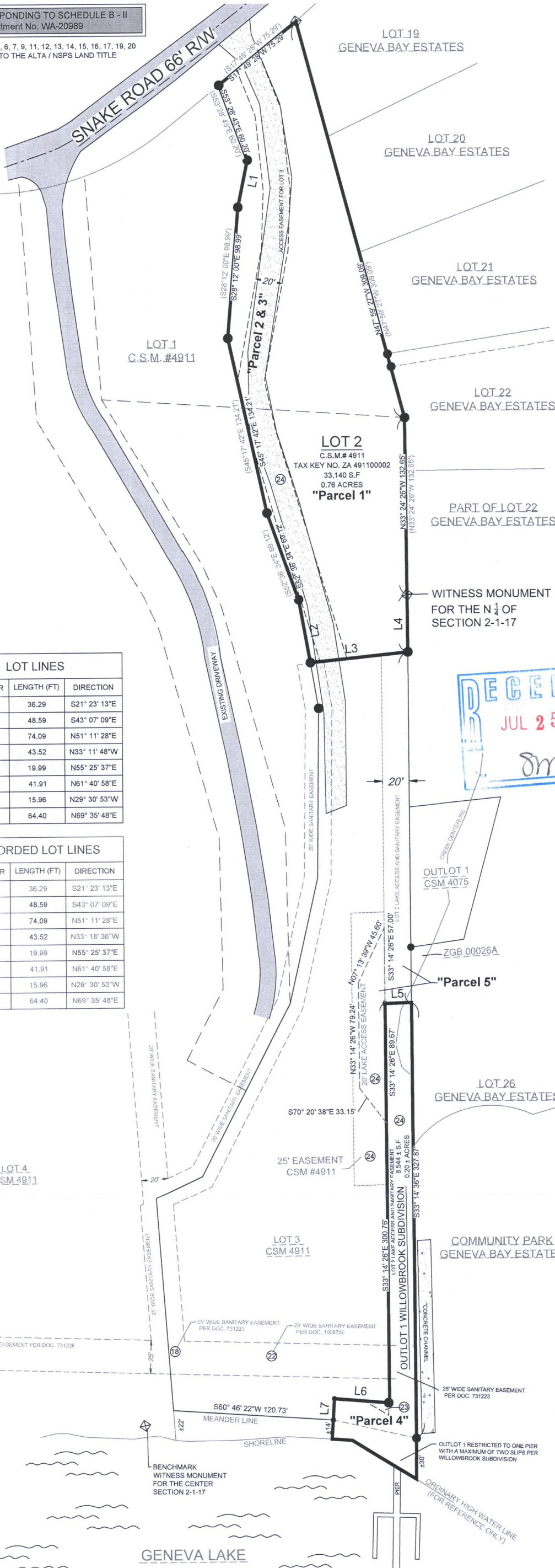
**PARCEL 1:**  
LOT 2 OF CERTIFIED SURVEY MAP NO. 4911, RECORDED APRIL 2, 2020, AS DOCUMENT NO. 1007131, AND BEING A REDIVISION OF LOT 1, LOT 2, PART OF LOT 3, AND LOT 4, OF WILLOWBROOK SUBDIVISION RECORDED IN DOCUMENT NO. 664838 IN THE WALWORTH COUNTY REGISTER OF DEEDS, PART OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 2 IN TOWNSHIP 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

**PARCEL 2: (PER TITLE POLICY EXHIBIT "A")**  
A NONEXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE AS SET FORTH IN SECTION 2(A) OF A DRIVEWAY, UTILITIES AND ACCESS EASEMENT DECLARATION DATED APRIL 16, 2020, AND RECORDED APRIL 28, 2020, AS DOCUMENT NO. 1008256. AMENDED BY FIRST AMENDMENT TO DRIVEWAY, UTILITIES AND ACCESS EASEMENT DECLARATION RECORDED NOVEMBER 16, 2020, AS DOCUMENT NO. 1023062.

**PARCEL 3: (PER TITLE POLICY EXHIBIT "A")**  
A NONEXCLUSIVE EASEMENT AND RIGHT OF WAY FOR UTILITIES AS SET FORTH FOR THE BENEFIT OF PARCEL 1 ABOVE IN SECTION 3 OF A DRIVEWAY, UTILITIES AND ACCESS EASEMENT DECLARATION DATED APRIL 16, 2020, AND RECORDED APRIL 28, 2020, AS DOCUMENT NO. 1008256. AMENDED BY FIRST AMENDMENT TO DRIVEWAY, UTILITIES AND ACCESS EASEMENT DECLARATION RECORDED NOVEMBER 16, 2020 AS DOCUMENT NO. 1023062.

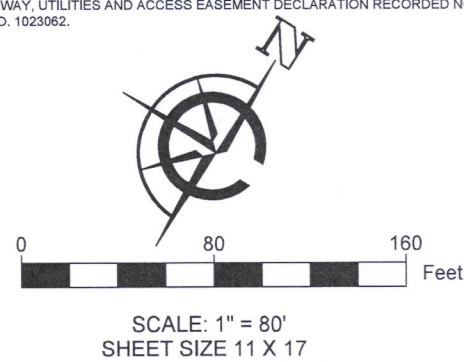
**PARCEL 4:**  
OUTLOT 1 OF WILLOWBROOK SUBDIVISION, SAID PLAT RECORDED JANUARY 6, 2006, AS DOCUMENT NO. 664838, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. TOGETHER WITH LOT 3 OF WILLOWBROOK SUBDIVISION, SAID PLAT RECORDED JANUARY 6, 2006 AS DOCUMENT NO. 664838, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. EXCEPTING FROM SAID LOT 3 ALL THAT PORTION THEREOF AS IS SET FORTH IN THE PLAT OF CERTIFIED SURVEY MAP NO. 4911, RECORDED APRIL 2, 2020, AS DOCUMENT NO. 1007131, AND BEING A REDIVISION OF LOT 1, LOT 2, PART OF LOT 3, AND LOT 4, OF WILLOWBROOK SUBDIVISION RECORDED IN DOCUMENT NO. 664838 IN THE WALWORTH COUNTY REGISTER OF DEEDS, PART OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

**PARCEL 5: (PER TITLE POLICY EXHIBIT "A")**  
A NONEXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE AS SET FORTH IN SECTION 4 OF A DRIVEWAY, UTILITIES AND ACCESS EASEMENT DECLARATION DATED APRIL 16, 2020, AND RECORDED APRIL 28, 2020, AS DOCUMENT NO. 1008256. AMENDED BY FIRST AMENDMENT TO DRIVEWAY, UTILITIES AND ACCESS EASEMENT DECLARATION RECORDED NOVEMBER 16, 2020, AS DOCUMENT NO. 1023062.



LOT LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	36.29	S21° 23' 13"E
L2	48.59	S43° 07' 09"E
L3	74.09	N51° 11' 28"E
L4	43.52	N33° 11' 48"W
L5	19.99	N55° 25' 37"E
L6	41.91	N61° 40' 58"E
L7	15.96	N29° 30' 53"W
L8	64.40	N69° 35' 48"E

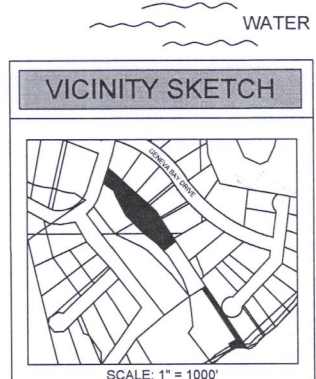
RECORDED LOT LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	36.29	S21° 23' 13"E
L2	48.59	S43° 07' 09"E
L3	74.09	N51° 11' 28"E
L4	43.52	N33° 18' 36"W
L5	19.99	N55° 25' 37"E
L6	41.91	N61° 40' 58"E
L7	15.96	N29° 30' 53"W
L8	64.40	N69° 35' 48"E



### LEGEND OF SYMBOLS & ABBREVIATIONS

- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- ( xx ) RECORDED AS
- FOUND 1" IRON PIPE
- FOUND .5" IRON PIPE
- CONCRETE MONUMENT

- ACCESS EASEMENT
- SANITARY EASEMENT

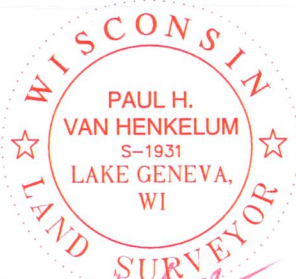


### GENERAL - NOTES

**BASIS OF BEARING:** THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.  
**SURVEY ORDERED BY:** PHILIP STEIGERWALD  
**FIELD WORK COMPLETED ON:** MARCH 13, 2022  
**FIELD CREW CHIEF:** TODD HENRICKSEN  
**TAX PARCEL:** ZA 491100002 & ZVL 00005  
 -ORDINARY HIGH WATER MARK IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.  
 -NO BUILDINGS OBSERVED

### ALTA / SURVEY CERTIFICATION

TO: (CHICAGO TITLE INSURANCE, & PHILIP STEIGERWALD)  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 8, 10 OF TABLE A THEREOF. PURSUANT TO 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.



*Paul H. Van Henkelum*  
 PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. S-1931  
 STATE OF WI  
 paul@plansurveyengineer.com  
 DATE OF SURVEY: 05 / 13 / 2022  
 DATE PRINTED: 07 / 05 / 2022



**CARDINAL  
 PLAN | SURVEY | ENGINEER**  
 1200 LA SALLE ST.  
 LAKE GENEVA, WI 53147  
 262-757-8776  
 PLANSURVEYENGINEER.COM

DATE: 07 / 18 / 2022 JOB No. 22347  
 SHEET 1 OF 1 JDB

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