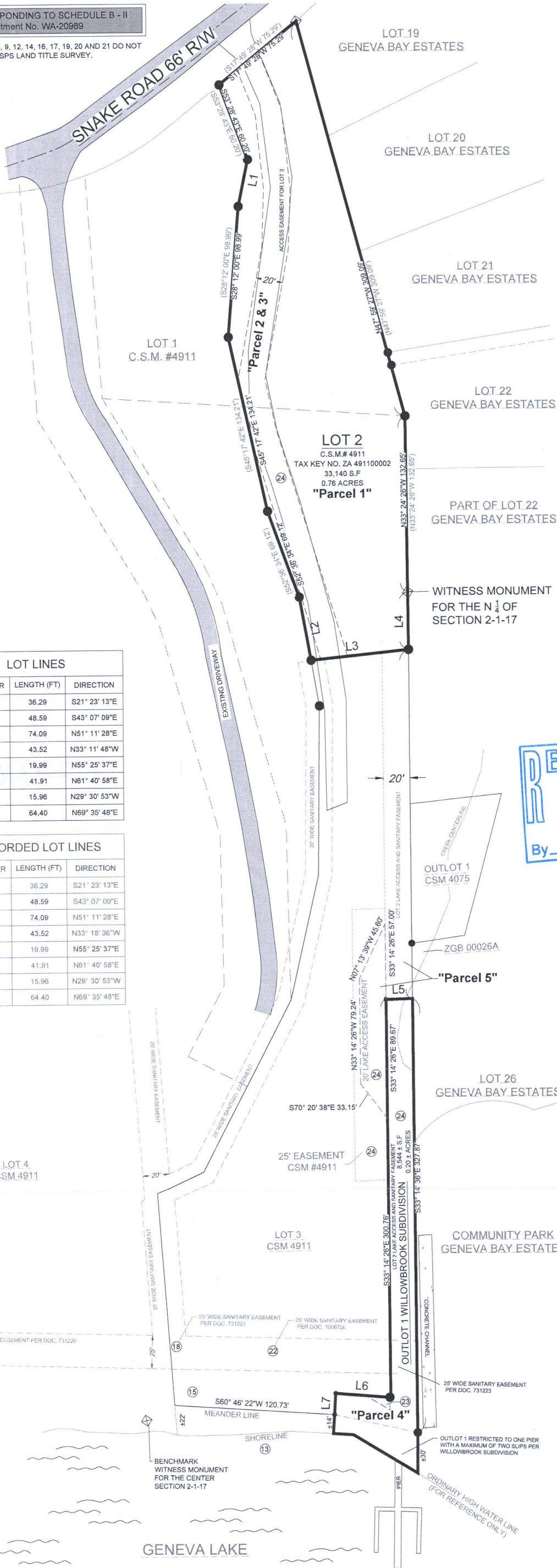


ALTA / NSPS LAND TITLE SURVEY

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, 9, 12, 14, 16, 17, 19, 20 AND 21 DO NOT
APPLY TO THE ALTA / NSPS LAND TITLE SURVEY.



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

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 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 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.



0 80 160 Feet

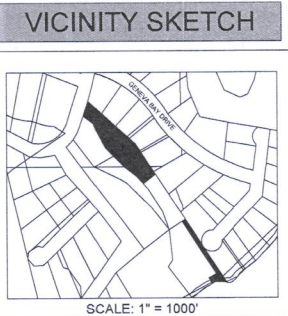
SCALE: 1" = 80'
SHEET SIZE 11 X 17

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|--|-------------------|--|---------------------|
| | EXISTING ASPHALT | | FOUND 1" IRON PIPE |
| | EXISTING GRAVEL | | FOUND .5" IRON PIPE |
| | EXISTING CONCRETE | | CONCRETE MONUMENT |
| | RECORDED AS | | |

- ACCESS EASEMENT
 SANITARY EASEMENT

WATER

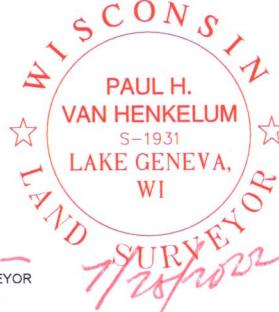


GENERAL - NOTES

- 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 & ZWL 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, 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 / 27 / 2022 JOB No. 22347
SHEET 1 OF 1 JDB

ZA4911-2

007-3996