ALTA/NSPS Land Title Survey

A parcel of land described in Schedule A of Title Commitment No. WA-21002, Revision A, prepared by Chicago Title Insurance Company, dated March 18, 2022, as shown below:

Parcel A:

A parcel of land located in the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, being more particularly described as: Commencing at the Southeast corner of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, Walworth County, Wisconsin; thence North 02° 29' West 751.80 feet fo the Southwesterly line of the C & N.W.R.R. right-of-way; thence North 39° 48' West 462.74 feet thence South 86°14' West, 1001.00 feet; thence North 03° 46' West 360.00 feet; thence South 86° 14' West 178.92 feet to the place of beginning of the lands hereinafter described, to-wit: Thence continue South 86°14' West 490.00 feet to the Northeasterly right-of-way line of County Highway "H"; thence North 33° 15' West 360.00 feet along said right-of-way line; thence North 88° 45' East 690.00 feet; thence South 00° 42' 30" West 283.94 feet to the place of beginning.

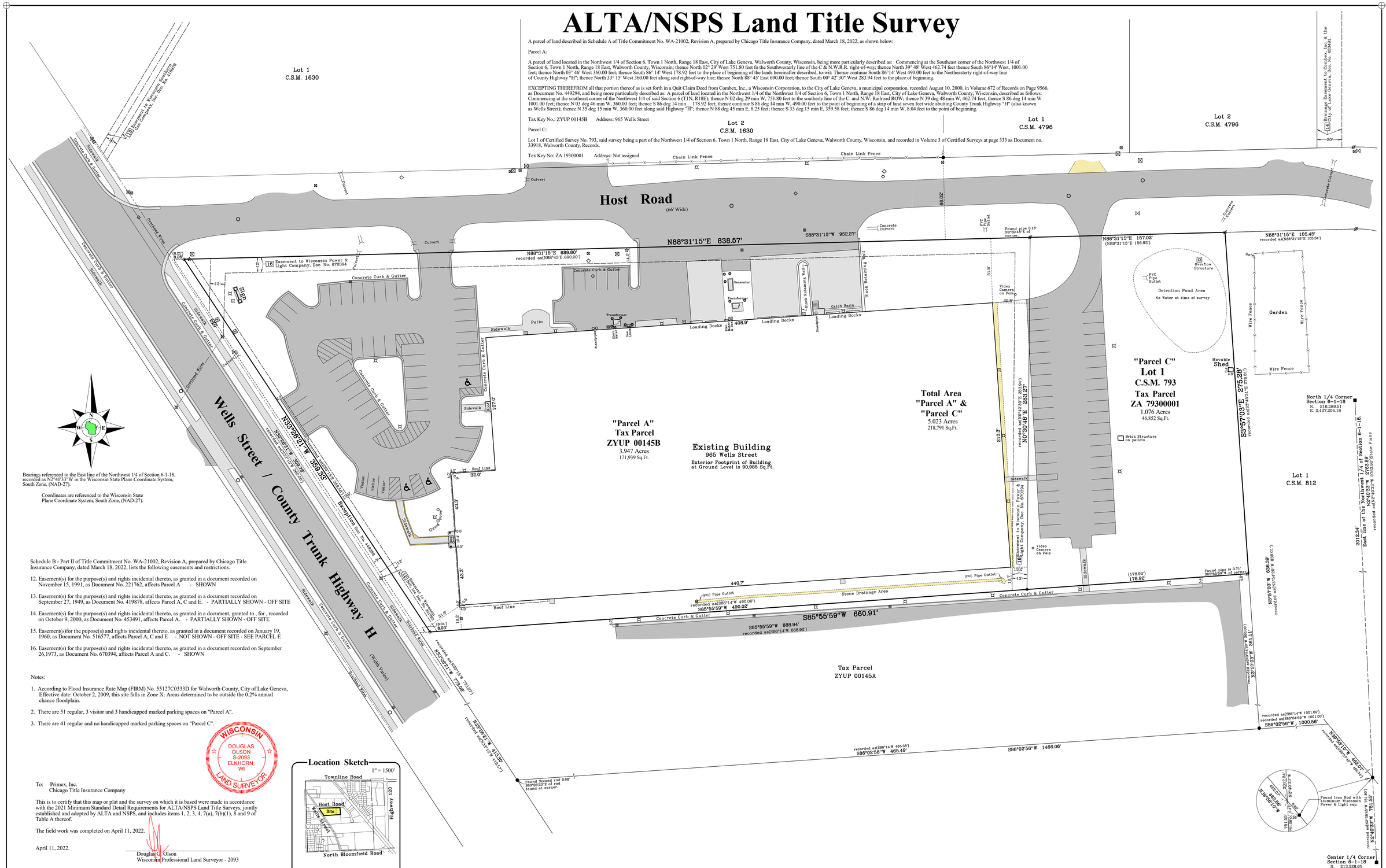
EXCEPTING THEREFROM all that portion thereof as is set forth in a Quit Claim Deed from Combex, Inc., a Wisconsin Corporation, to the City of Lake Geneva, a municipal corporation, recorded August 10, 2000, in Volume 672 of Records on Page 9566, as Document No. 449294, and being more particularly described as: A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as follows: Commencing at the southeast corner of the Northwest 1/4 of said Section 6 (T1N, R18E); thence N 02 deg 29 min W, 751.80 feet to the southerly line of the C. and N.W. Railroad ROW; thence N 39 deg 48 min W, 462.74 feet; thence S 86 deg 14 min W 1001.00 feet; thence N 03 deg 46 min W, 360.00 feet; thence S 86 deg 14 min 178.92 feet; thence continue S 86 deg 14 min W, 490.00 feet to the point of beginning of a strip of land seven feet wide abutting County Trunk Highway "H" (also known as Wells Street); thence N 35 deg 15 min W, 360.00 feet along said Highway "H"; thence N 88 deg 45 min E, 8.25 feet; thence S 33 deg 15 min E, 359.58 feet; thence S 86 deg 14 min W, 8.04 feet to the point of beginning.

Tax Key No.: ZYUP 00145B Address: 965 Wells Street

Parcel C:

Lot 1 of Certified Survey No. 793, said survey being a part of the Northwest 1/4 of Section 6. Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, and recorded in Volume 3 of Certified Surveys at page 333 as Document no. 33918, Walworth County, Records.

Tex Key No: ZA 19300001 Address: Not assigned



Bearings referenced to the East line of the Northwest 1/4 of Section 6-1-18, recorded as N2°40'33"W 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).

Schedule B - Part II of Title Commitment No. WA-21002, Revision A, prepared by Chicago Title Insurance Company, dated March 18, 2022, lists the following easements and restrictions.

12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on November 15, 1991, as Document No. 221762, affects Parcel A - SHOWN

13. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on September 27, 1949, as Document No. 419878, affects Parcel A, C and E. - PARTIALLY SHOWN - OFF SITE

14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to , for , recorded on October 9, 2000, as Document No. 453491, affects Parcel A. - PARTIALLY SHOWN - OFF SITE

15. Easement(s)for the puposes(s) and rights incidental thereto, as granted in a document recorded on January 19, 1960, as Document No. 516577, affects Parcel A, C and E - NOT SHOWN - OFF SITE - SEE PARCEL E

16. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on September 26,1973, as Document No. 670394, affects Parcel A and C. - SHOWN

Notes:

1. According to Flood Insurance Rate Map (FIRM) No. 55127C0333D for Walworth County, City of Lake Geneva, 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 51 regular, 3 visitor and 3 handicapped marked parking spaces on "Parcel A".
3. There are 41 regular and no handicapped marked parking spaces on "Parcel C".

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR

To: Primex, Inc.
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 2021 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, 7(a), 7(b)(1), 8 and 9 of Table A thereof.

The field work was completed on April 11, 2022.

April 11, 2022.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Location Sketch 1" = 1500'

Survey date: April 11, 2022.
Revisions:

Scale in Feet
1" = 30'
0' 15' 30' 60' 90'

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

OLSON LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations

Found County Section Corner
Found Iron Rod
Found Iron Pipe
Set Iron Pipe, 1.14 lbs.
Utility Pole
Light Pole
Electrical Pedestal
Manhole
Gate Valve
Fire Hydrant
Deciduous Tree
Catch Basin
Bollard
Concrete Surface
Asphalt Surface
Brick Pavers

N North
E East
S South
W West
Brg. Bearing
Dist. Distance
' - Minutes
" - Seconds
Int. Intersection
Pt. Point
No. Number
NW. Northwest
NE. Northeast
SW. Southwest
SE. Southeast

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2022.034

2022.034