

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 to the Westerly right-of-way line of the C. & N.W.R.R. right-of-way; thence North 39° 48' West 462.74 feet thence South 86°14' West, 100.00 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 Northeast 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 Combx, 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. & N. Railroad Road; thence N 39 deg 48 min W, 462.74 feet; thence S 86 deg 42 min E, 42.00 feet to the intersection of the southerly line of the C. & N. Railroad Road and the easterly line of Highway "H"; thence along the easterly line of Highway "H" S 85 deg 15 min E, 16.00 feet to the point of beginning; thence N 85 deg 15 min W, 36.00 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 42 min W, 8.04 feet to the point of beginning.

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

Parcel C:

Lot 2
C.S.M. 1630

Lot 1
C.S.M. 4796

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

Host Road (66)

"Parcel A"
Tax Parcel
ZYUP 00145B
3.947 Acres
171,939 Sq.Ft.

Existing Building
965 Wells Street
Exterior Footprint of Building
at Ground Level is 90.985 Sq.Ft.

Total Area
"Parcel A" &
"Parcel C"
5.023 Acres
218,791 Sq.Ft.

"Parcel C"
Lot 1
C.S.M. 793
Tax Parcel
ZA 79300001
1.076 Acres
46,852 Sq.Ft.

Lot 1
C.S.M. 812

Survey date: April 11, 2022.
Revisions:

Revisions:

Scale in Feet

le in F
1" = 30'

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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

N North
S South
E East
W West
In Bearings
Degrees
Minutes
Seconds
In Distances
Feet
Inches
No. Number
NW. Northwest
NE. Northeast
Dia. Diameter

Legend of Symbols & Abbreviations

■	Found County Section Corner
●	Found Iron Pipe
○	Found Iron Rod
○	Set Iron Pipe, 1" dia.
○	Set Iron Rod, 1" dia.
○	Used for Information
○	Utility Pole
○	Gas Valve
○	Utility Pedestal
○	Manhole
○	Water Valve
○	Fire Hydrant
○	Asphalt Surface
○	Concrete Surface
○	Gravel Surface
○	Brick Pavers

Sheet 1 of 1 Sheets

Job Reference Number
2022.034

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