

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 D:

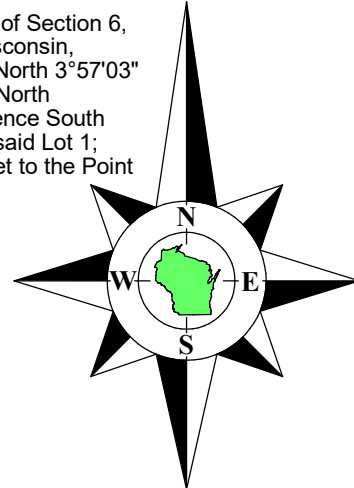
Lot 1 of Certified Survey No. 812, said survey being a part of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin and recorded in Volume 3 of Certified Surveys at page 355 as Document No. 36045, Walworth County, Wisconsin.

Tax Key No.: ZA 81200001
Address: Not assigned

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

Legal Description of Proposed Lot Line Adjustment

Part of Lot 1 of Certified Survey Map No. 812, located in the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as follows: Begin at the Southwest corner of said Lot 1; thence North 3°57'03" West, along the West line of said Lot 1, 71.33 feet to an iron pipe; thence North 86°06'16" East 364.29 feet to an iron pipe on the East line of said Lot 1; thence South 16°18'00" East, along said East line, 73.02 feet to the Southeast corner of said Lot 1; thence South 86°06'16" West, along the South line of said Lot 1, 379.87 feet to the Point of Beginning.



Bearings referenced to the East line of the Southwest 1/4 of Section 9-3-17, recorded as N1°50'18"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).

Tax Parcel
ZYUP 00145C

Outlot 1
C.S.M. 854

Lot 1
C.S.M. 1118

"Parcel D"
Lot 1
C.S.M. 812
Tax Parcel
ZA 81200001
2.656 Acres
115,710 Sq.Ft.

No Buildings Observed

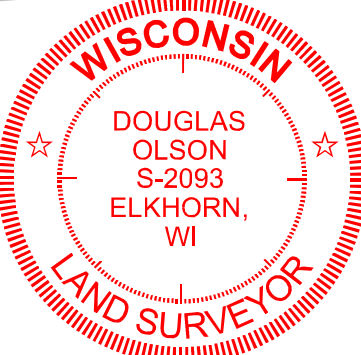
Approximate location of buried
fiber optic line as marked by
Bloodhound, LLC on April 13, 2022.

Proposed Lot
Line Adjustment
0.609 Acre
26,540 Sq.Ft.

Gravel Parking Area
Overgrown with Grass

Gravel Parking Area

Tax Parcel
ZYUP 00145E



To: Primex, Inc.
Chicago Title Insurance Company

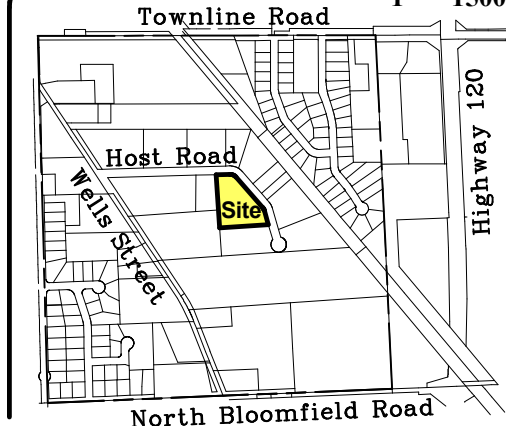
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8 and 9 of Table A thereof.

The field work was completed on April 11, 2022.

April 11, 2022.

Douglas C. Olson
Wisconsin Professional Land Surveyor - 2093

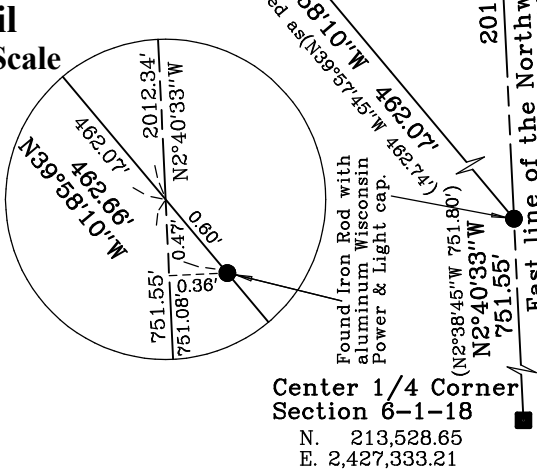
Location Sketch



Notes:

- 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.
- There are no marked parking spaces on this site.
- Gravel parking area on this site appears to be used as parking for the property to the South.

Detail
Not to Scale



2022.036

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2022.036

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia.
- Recorded Information
- Light Pole
- PVC Cap
- ATT Sign
- Utility Pedestal
- Manhole
- Water Valve
- Fire Hydrant
- Asphalt Surface
- Gravel Surface

- N North
- S South
- E East
- W West
- In Bearings
- Degrees
- Minutes
- Seconds
- In Distances
- Feet
- Inches



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

Scale in Feet
1" = 30'



Survey Date: April 11, 2022.

Revisions: No. 1 - Fiber Optic Line
No. 2 - Proposed Lot Line Adjustment