

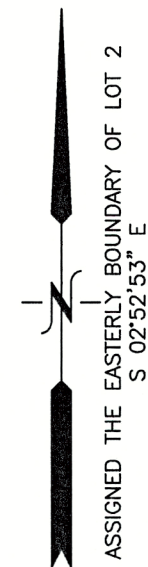
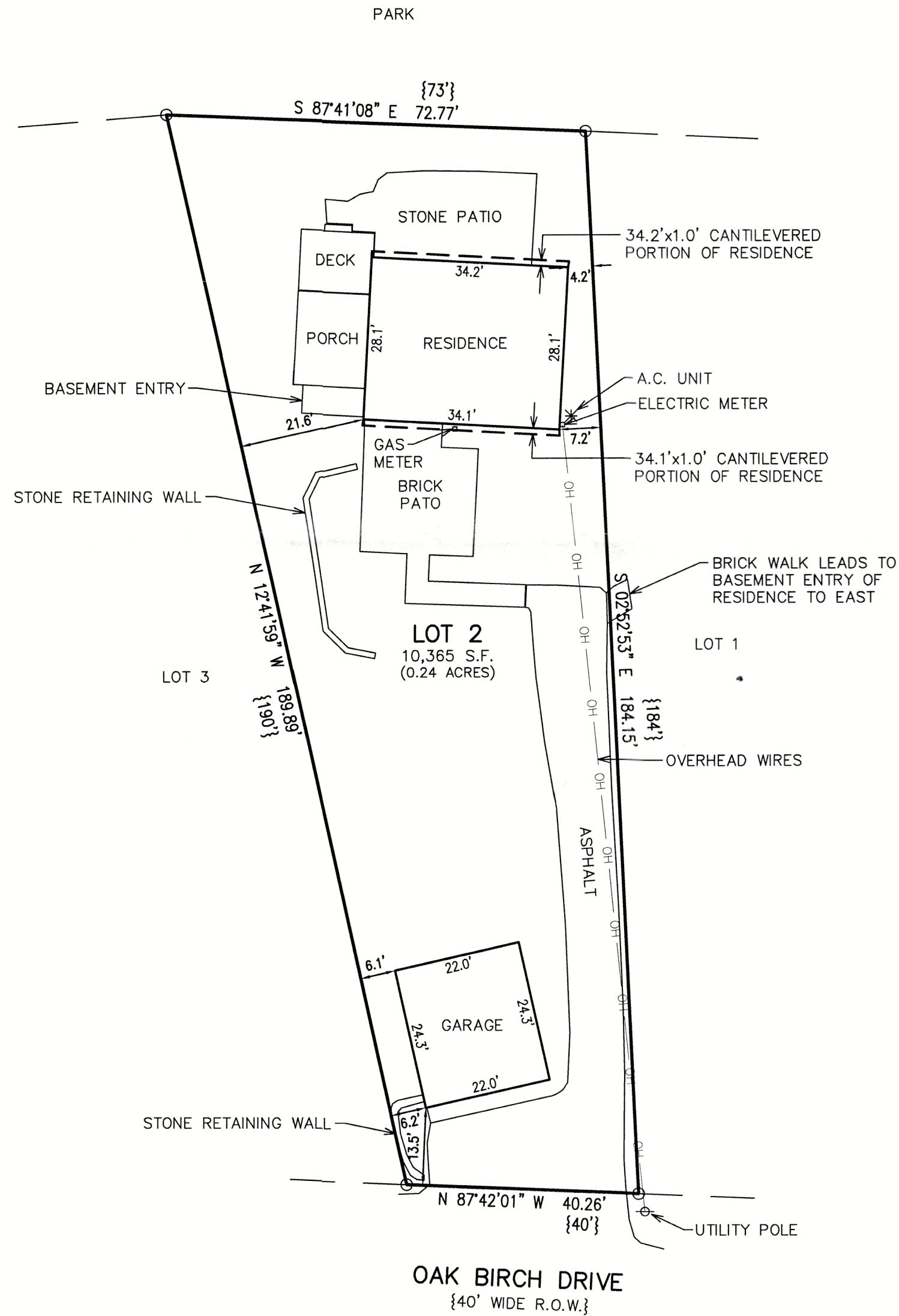
PLAT OF SURVEY

Lot 2 of the Plat of First Addition to Cedar Point Park, Village of Williams Bay, Walworth County, Wisconsin.

Tax Key No. WCP1 00002

Address: 38 Oak Birch Road Williams Bay, WI 53191

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER WA-22260 DATED MARCH 1, 2023



LEGEND
O = FOUND IRON PIPE STAKE
{xxx} = RECORDED AS

NOTE: REGARDING TITLE EXCEPTION 12 - THE DOCUMENT DESCRIBED IS NOT AVAILABLE VIA WALWORTH COUNTY LANDSHARK. IMPACT ON THE LANDS SURVEYED CAN NOT BE DETERMINED.

REGARDING TITLE EXCEPTION 13 - THE FIRST DOCUMENT DESCRIBED, WHICH IS SIMPLY REFERENCED IN THE SECOND DOCUMENT DESCRIBED, IS NOT AVAILABLE VIA WALWORTH COUNTY LANDSHARK. IMPACT ON THE LANDS SURVEYED CAN NOT BE DETERMINED.

REGARDING TITLE EXCEPTION 14 - THERE DON'T APPEAR TO BE ANY RESTRICTIONS, EASEMENTS, OR CONDITIONS ON THE RECORD PLAT OF FIRST ADDITION TO CEDAR POINT PARK.

REGARDING TITLE EXCEPTION 15 - THE DOCUMENT NUMBER LISTED IS NOT AVAILABLE ON WALWORTH COUNTY LANDSHARK. THE VOLUME AND PAGE LISTED RESULT IN DOCUMENT NO. 394869. THE LANDS DESCRIBED IN THAT DOCUMENT ARE NOT THE LANDS SURVEYED HEREON.

REGARDING TITLE EXCEPTION 16 - THE DOCUMENT NUMBER LISTED IS A DOCUMENT RECORDED IN 1995, NOT 1936 AS LISTED. THE VOLUME AND PAGE LISTED RESULT IN DOCUMENT NO. 316831. THAT DOCUMENT DESCRIBES A WISCONSIN SOUTHERN GAS COMPANY EASEMENT WITHIN "ALL DRIVES, STREETS, ALLEYS, ROADWAYS AND PARCELS OF LAND OVER WHICH THE OWNER HAS RESERVED EASEMENTS OR A RIGHT OF WAY OF ANY KIND WHATSOEVER" WITHIN CEDAR POINT PARK FIRST ADDITION.

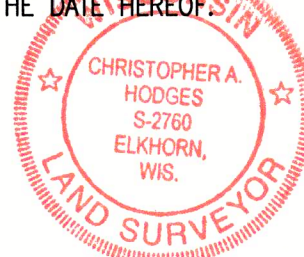
REGARDING TITLE EXCEPTION 17 - THE DOCUMENT LISTED DESCRIBES A VILLAGE OF WILLIAMS BAY SEWER EASEMENT IN, OVER AND THROUGH "ROADS, ALLEYS, DRIVES, PARKWAYS, PARKING AREAS AND COURTS" WITHIN CEDAR POINT PARK FIRST ADDITION.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 4/11/2023

CHRISTOPHER A. HODGES P.L.S. 2760



PLAT OF SURVEY
38 OAK BIRCH ROAD
WILLIAMS BAY, WISCONSIN

- WORK ORDERED BY -
GENEVA LAKEFRONT REALTY, LLC
323 BROAD STREET, SUITE 101
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS

PROJECT NO.
8875.23
DATE:
04/11/2023
SHEET NO.
1 OF 1

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WCP1-2

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