

ALTA\ACSM LAND TITLE SURVEY

Lot 12, Block 1 in Chapel Hills Subdivision, which Subdivision is located in Section 3, in Township 3 North, Range 15 East and in Section 34, in Township 4 North, Range 15 East, in the Town of Whitewater, Walworth County, State of Wisconsin.

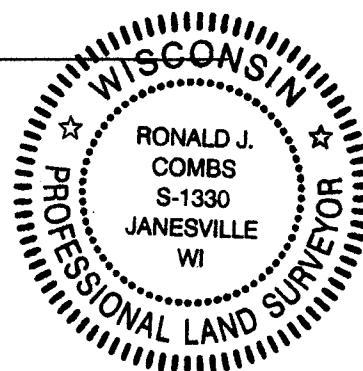
Also the following: A parcel of land located in the Southeast $\frac{1}{4}$ of Section 34, in Township 4 North, Range 15 East, of Walworth County, Wisconsin described as follows, to-wit: Commencing at the Southeast corner of said Section 34; thence West along the Section line 66.02 feet to a point that is located 66 feet at right angles from the East line of said Section; thence North $2^{\circ} 22'$ West parallel to the East line of said Section 110.96 feet to a point on the Northerly line of the Public Highway; thence North $53^{\circ} 16'$ West along the Highway 247.28 feet to the cemetery grounds; thence North $34^{\circ} 19'$ East, 79.87 feet along the cemetery; thence North $53^{\circ} 11'$ West along the cemetery 100 feet to the place of beginning; thence continue North $53^{\circ} 11'$ West along the cemetery 119.18 feet to the Easterly line of Lot 12 of Block 1 of Chapel Hills Subdivision; thence North $30^{\circ} 51'$ East along said Lot 12, 25.09 feet to the shore of Whitewater Lake; thence Southeasterly along the shore 119.94 feet more or less to a point; thence South $36^{\circ} 49'$ West 22.20 feet to the place of beginning.

TO: GALE SHELBOURN AND DAWN M. SHELBOURN; COMMUNITY BANK-DELAVER, ITS SUCCESSORS AND/OR ASSIGNS; 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 7A, 8 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 22ND, 2014.

DATE OF PLAT OR MAP: SEPTEMBER 23rd, 2014.

Ronald J. Combs
RONALD J. COMBS, PLS NO. 1330



SCHEDULE B - PART II EXCEPTIONS:

10. RIGHTS OF THE PUBLIC IN ANY PORTION OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGH WATER MARK OF WHITEWATER LAKE, AND RIGHTS OF THE GOVERNMENT TO REGULATE THE USE OF THE SHORE AND RIPARIAN RIGHTS. THIS POLICY DOES NOT INSURE THE EXACT LOCATION OF ANY PORTION OF THE LAND CREATED BY GRADUAL BUILDUP OF THE SHORE (ACCRETION) OR THE LOWERING OF THE WATER LEVEL (RELICION), THE TITLE TO LAND CUT OFF BY A CHANGE IN THE COURSE OF THE WATER BODY (AVULSION), OR OWNERSHIP OF ARTIFICIALLY FILLED LAND.

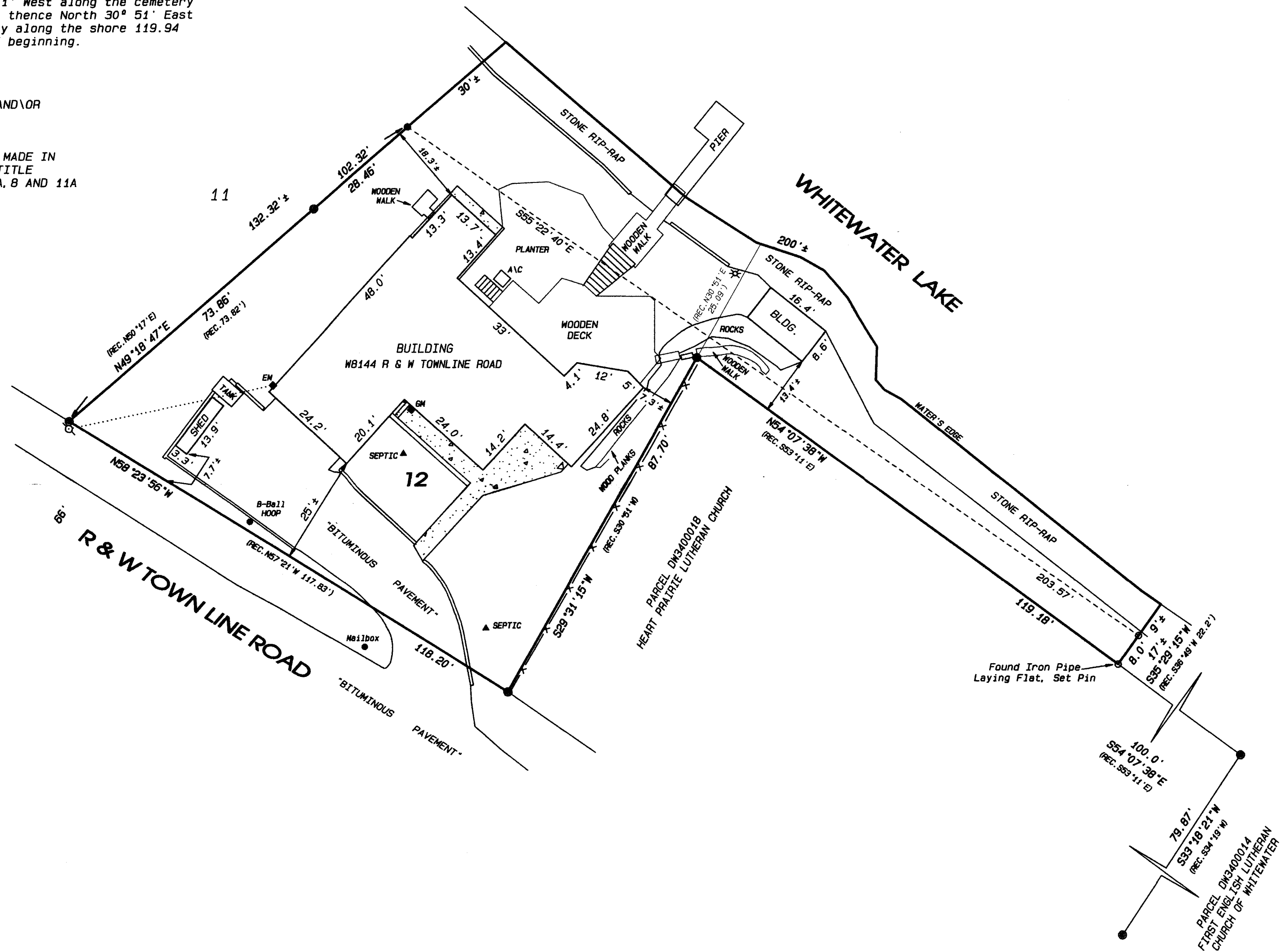
11. LIABILITY OF THE PREMISES DESCRIBED IN SCHEDULE A HEREOF TO ASSESSMENTS BY REASON OF THE CREATION AND ESTABLISHMENT OF WHITEWATER LAKE MANAGEMENT DISTRICT, AFFECTING A CERTAIN AREA OF WHICH SAID PREMISES ARE A PART. AN ORDER ESTABLISHING SAID LAKE MANAGEMENT DISTRICT WAS FILED JANUARY 14, 1987, AS DOCUMENT NO. 140722.

12. RESTRICTION ON THE PLAT OF CHAPEL HILLS PROVIDING AS FOLLOWS: LOT 12 BLOCK 1 NOT TO BE SOLD UNTIL FILLED TO PROVIDE 8000 SQ.FT. OF AREA AT LEAST 3 FEET ABOVE THE HIGH WATER ELEVATION.

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND IRON PIN
- FOUND IRON PIPE
- UTILITY POLE
- ✱ LIGHT POLE
- GM ■ GAS METER
- EM ■ ELECTRIC METER
- X— FENCE
- CONCRETE

GRAPHIC SCALE 1"=20'
0' 10' 20' 30'



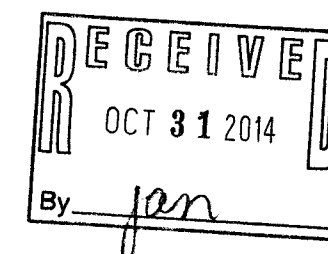
NOTE: THIS SURVEY IS BASED ON TITLE COMMITMENT NO.0014305 ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AUGUST 18, 2014.

NOTE: ASSUMED N58°23'56"W ALONG THE SW LINE OF SAID LOT 12.

NOTE: SUBJECT PREMISES CONTAINS 0.33 OF AN ACRE MORE OR LESS.

NOTE: SURVEYOR OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NOTE: SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



Combs & Associates 109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com	• LAND SURVEYING	DATE	09/23/14
	• LAND PLANNING	BY	s11
	• CIVIL ENGINEERING	PROJECT NO.	114-291
		CUSTOMER	REICHARDT

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415-1331