

Located in Lot 1, CSM No. 4306, Lots 2, 3 & 4, CSM No. 4307, Lot 2, CSM No. 2244, Lots 1, 2 & 3, CSM No. 2212, SE1/4-SW1/4 & SW1/4-SW1/4, Section 27, SE1/4-SE1/4, Section 28, NE1/4-NW1/4 & NW1/4-NW1/4, Section 34, all T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin.

Client: Silver Leaf Resorts, 1221 River Bend Drive, Suite 120, Dallas, TX, 75247

Carlson Surveying, a Division of General Engineering, PO Box 340, Portage, WI, 53901 Phone (608) 742-2169

Bearings are referenced to a line of SW14-SW1/4 of Section 27 and assumed to bear S87°30'W.

**PARCEL DESCRIPTION (ALTA commitment No. AC10221):**

Parcel 1: Lot One, (1) of Adams County Certified Survey Map No. 2212 as recorded June 10, 1988 at 3:05PM in Volume 8 of Surveys on Pages 222-223 as Document No. 314030; being situated in the Southeast Quarter of the Southeast Quarter of Section 28, Township 14 North, Range 6 East, Town of Dell Prairie, Adams County, Wisconsin. Tax Key No. 8-791 Property Address per Tax Bill: 4087 River Road (1.391 Acres)

Parcel 2: Lot Three, (3) of Adams County Certified Survey Map No. 2212 as recorded June 10, 1988 at 3:05PM in Volume 8 of Surveys on Pages 222-223 as Document No. 314030; being situated in the Southeast Quarter of the Southeast Quarter of Section 28, Township 14 North, Range 6 East, Town of Dell Prairie, Adams County, Wisconsin. Tax Key No. 8-804 Property Address per Tax Bill: 4089A River Road (0.698 Acres)

**EXCEPTIONS TO AC10221**

- Rights of the public in that portion of the premises lying within the limits of River Road. (Right-of-way of River Road affects this parcel as shown on map.)
- Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Cold Water Canyon, and rights of the government to regulate the use of the shore and riparian rights. (Cold Water Canyon contains an intermittent stream. No flowing water was observed on the date of survey.)
- Easements for public utilities, if any. (Visible utilities and underground utilities located by Diggers Hotline are shown on map.)
- Utility easement granted to Wisconsin Power and Light Company as recorded in Volume 92 of Records on Page 222 and Easement Assignment as recorded in Volume 2442 of Micro records on Page 53. (Easement on Volume 92, Page 222 does not have a specific location and not shown in SE1/4-SE1/4, Section 27. Easement Assignment references Electric line easement in Vol. 291, Page 572 and shown along River Road.)
- Setback lines as shown on map. (Parcels 1 & 2 are affected by 30' setback from right-of-way of River Road, 10' side yard setbacks, 30' rear yard setbacks and 30' setback from access easement.)
- Adams County Shoreland Protection Ordinance 75' Setback affects parcel 2.
- Terms and conditions of an easement for driveway purposes as recorded in Volume 472 of Micro-Records on Page 8 as Document No. 316604 and as noted on Certified Survey Map No. 2212. (Easement per CSM No. 2212 shown on map.)
- Existing telephone, electric, gas, water, sanitary and storm sewer. (Parcel 1 is affected by telephone and electric service to parcel.)

**PARCEL DESCRIPTION (ALTA commitment No. AC10222):**

Lot Two, (2) of Adams County Certified Survey Map No. 2212 as recorded June 10, 1988 at 3:05PM in Volume 8 of Surveys on Pages 222-223 as Document No. 314030; being situated in the Southeast Quarter of the Southeast Quarter of Section 28, Township 14 North, Range 6 East, Town of Dell Prairie, Adams County, Wisconsin. Tax Key No. 8-804-10 Property Address per Tax Bill: 4089 River Road (0.935 Acres)

**EXCEPTIONS TO AC10222**

- Rights of the public in that portion of the premises lying within the limits of River Road. (Right-of-way of River Road affects this parcel as shown on map.)
- Setback lines as shown on map. (Parcel is affected by 30' setback from right-of-way of River Road, 10' side yard setbacks, 30' rear yard setbacks and 30' setback from access easement.)
- Adams County Shoreland Protection Ordinance 75' Setback affects this parcel.
- Existing telephone, electric, gas, water, sanitary and storm sewer. (Parcel is affected by telephone and electric service to parcel.)
- Easement for community driveway as recorded in Volume 472 of Micro-Records on Page 8 as Document No. 316604. (Easement per CSM No. 2212 shown on map.)

**PARCEL DESCRIPTION (ALTA commitment No. AC10223):**

Parcel 1: Part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-Seven (27), Township Fourteen (14) North, Range Six (6) East, bounded and described as follows: Beginning at the Southwest corner of Section 27 in Township 14 North, Range 6 East in said county and running from thence East along the South line thereof 19 chains and 96 links to the one-eighth (1/8) Section corner, thence North along the one-eighth (1/8) Section line 6 chains to the center of Ravine, thence following the meanderings of the Ravine on the following courses variation 10°12'E North 66 1/2° West 3 chains and 50 links, thence North 56 1/2° West 2 chains and 50 links, thence South 82 3/4° West 3 chains and 30 links, thence North 71° West 5 chains, thence North 82 1/4° West, 3 chains, thence North 70° West 1 chain and 26 links, thence North 11° West, 2 chains and 20 links, thence South 74° West, 1 chain and 90 links to the West line of said Section, thence South along the West line thereof 12 chains and 50 links to the place of beginning; LESS AND EXCEPT Adams County Certified Survey Map No. 966. All being in the Town of Dell Prairie, State of Wisconsin. Tax Key No. 8-758. (17.2 Acres ±)

Parcel 2: The following tract of land described as beginning at the one-eighth (1/8) Section corner on the north line of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Fourteen (14) North, Range Six (6) East in said Adams County, thence West along the North line of said Section 34, 16 chains and 74 links to the center of the highway, thence S15° East, 1 chain and 50 links, thence East on a line parallel with the north line of said Section 34, 16 chains and 34 links to the one-eighth (1/8) Section line, thence North along one-eighth Section line, 1 chain and 47 links to the place of beginning. All being in the Town of Dell Prairie, County of Adams, State of Wisconsin. Tax Key No. 8-838 (2.45 Acres)

Parcel 3: Lot One (1) of Adams County Certified Survey Map No. 4306 as recorded as recorded April 2, 2002 at 2:20 PM in Volume 20 of Surveys on Pages 220-221 as Document No. 410993; being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 14 North, Range 6 East. All being in the Town of Dell Prairie, Adams County, Wisconsin. Tax Key No. 8-760-10 (3.072 Acres)

Parcel 4: Lot Two (2) of Adams County Certified Survey Map No. 4307 as recorded as recorded April 2, 2002 at 2:20 PM in Volume 20 of Surveys on Pages 222-224 as Document No. 410994; being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 14 North, Range 6 East. All being in the Town of Dell Prairie, Adams County, Wisconsin. Tax Key No. 8-760-15 (3.072 Acres)

Parcel 5: Lot Three (3) of Adams County Certified Survey Map No. 4307 as recorded as recorded April 2, 2002 at 2:20 PM in Volume 20 of Surveys on Pages 222-224 as Document No. 410994; being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 14 North, Range 6 East. All being in the Town of Dell Prairie, Adams County, Wisconsin. Tax Key No. 8-760-20 (3.900 Acres)

Parcel 6: Lot Four (4) of Adams County Certified Survey Map No. 4307 as recorded as recorded April 2, 2002 at 2:20 PM in Volume 20 of Surveys on Pages 222-224 as Document No. 410994; being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 14 North, Range 6 East. All being in the Town of Dell Prairie, Adams County, Wisconsin. Tax Key No. 8-834-20 (3.101 Acres)

Parcel 7: Lot Two (2) of Adams County Certified Survey Map No. 2244 as recorded as recorded August 24, 1988 at 11:35 AM in Volume 8 of Surveys on Pages 269-270 as Document No. 315107; being situated in the Northeast Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 6 East; LESS AND EXCEPT Lots 3, 4 and 5 of Adams County Certified Survey Map No. 4307. All being in the Town of Dell Prairie, Adams County, Wisconsin. Tax Key No. 8-834 (8.42 Acres)

**EXCEPTIONS TO AC10223**

- Rights of the public in that portion of the premises lying within the limits of River Road. Parcels 1 & 2 are affected by right-of-way of River Road.
- Utility easement granted to General Telephone Company of Wisconsin as recorded in Volume 167 of Records on Page 554 and Easement Assignment as recorded in Easement Assignment as recorded in Vol. 2442 of Micro-records on Page 53. (parcel 1) (Location of telephone easement in SW1/4-SW1/4, Section 27, T14N, R6E is not defined. Underground telephone lines shown along River Road.)
- Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Cold Water Canyon, and rights of the government to regulate the use of the shore and riparian rights. (Cold Water Canyon contains an intermittent stream. No flowing water was observed on the date of survey.) (Parcel 1)
- Terms and conditions of a setback line and driveway access point as noted on CSM No. 4306. (Parcel 3) (Setback line and access point shown on map.)
- Department of Transportation restriction as provided in s236.293 Stats. Shown on Certified Survey Map No. 4306 (Parcel 3) (Access is for residential purposes only. Shown as (A) on map.)
- Terms and conditions of the declaration of easement and possible assessment to Kilbourn Canyon as recorded in Document No. 413924. (Parcels 3, 4, 5, 6 & 7) (40' Access easement is shown on map.)
- Terms and conditions and easement as noted on Certified Survey Map No. 4307. (Parcels 4, 5, 6 & 7) (40' Access easement is shown on map.)
- Highway access restrictions as noted on Certified Survey Map No. 4307. (Parcels 4, 5, 6 & 7) (Access is for commercial purposes. Shown as (B) on map.)
- Terms and conditions of an access covenant as recorded in Volume 739 of Micro-records on Page 18. (Parcels 4, 5, 6 & 7) (Shown as (B) on map.)
- Parcel 7 would not have access without the benefit of Parcels 4, 5 or 6 of the herein described property.
- Setback lines as shown on map. Parcels 1 & 2 are affected by 30' setback from right-of-way of River Road. Parcels 3, 4, 5 & 6 are affected by 50' setback from right-of-way of S.T.H. "13". Parcels 4, 5, 6 & 7 are affected by 30' setback from access easement. All parcels are affected by 10' side yard setbacks and 30' rear yard setbacks.
- Portions of the subject premises is designated as Shoreline Protection by Adams County as noted on the ALTA/ACSM. (Parcels 1, 3, 4 & 5)
- Existing telephone, electric, gas, water, sanitary and storm sewer as noted on ALTA/ACSM. (Parcel 1 is affected by electric and telephone lines.)
- S.T.H. "13" setback as noted on ALTA/ACSM. (Parcels 3, 4, 5 & 6)
- Possible rights of others regarding to the billboards as shown on ALTA/ACSM. (Parcels 4 & 6)

**SURVEYOR'S CERTIFICATE:**

To Silver Leaf Resorts Inc., Adams Friendship Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 5, 6, 8, 10, 11(a), 11(b) at 13 of Table A thereof. Pursuant to the Accuracy standards as adopted by ALTA and NSPS and in effect on the date of the certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 10th day of July, 2007. Revised 7-27-07

Mark C. Carlson  
Registered Land Surveyor

POS27140641002

No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for Adams County, Wisconsin, Unincorporated Areas, Panel 429 of 450, Map number 550001CO420C made effective November 16, 1990 in which the property is located.

**SILVER LEAF RESORT  
ALTA/ACSM LAND TITLE**

**TOWN OF DELL PRAIRIE ZONING**

Lot 1, CSM No. 4306 and Lots 2 and 3, CSM No. 4307 are zoned R-1.

Lot 4, CSM No. 4307 is zoned B-1.

The remainder of the property is zoned as A-1.

The following setbacks are from the 1996 Adams County Zoning Ordinance:

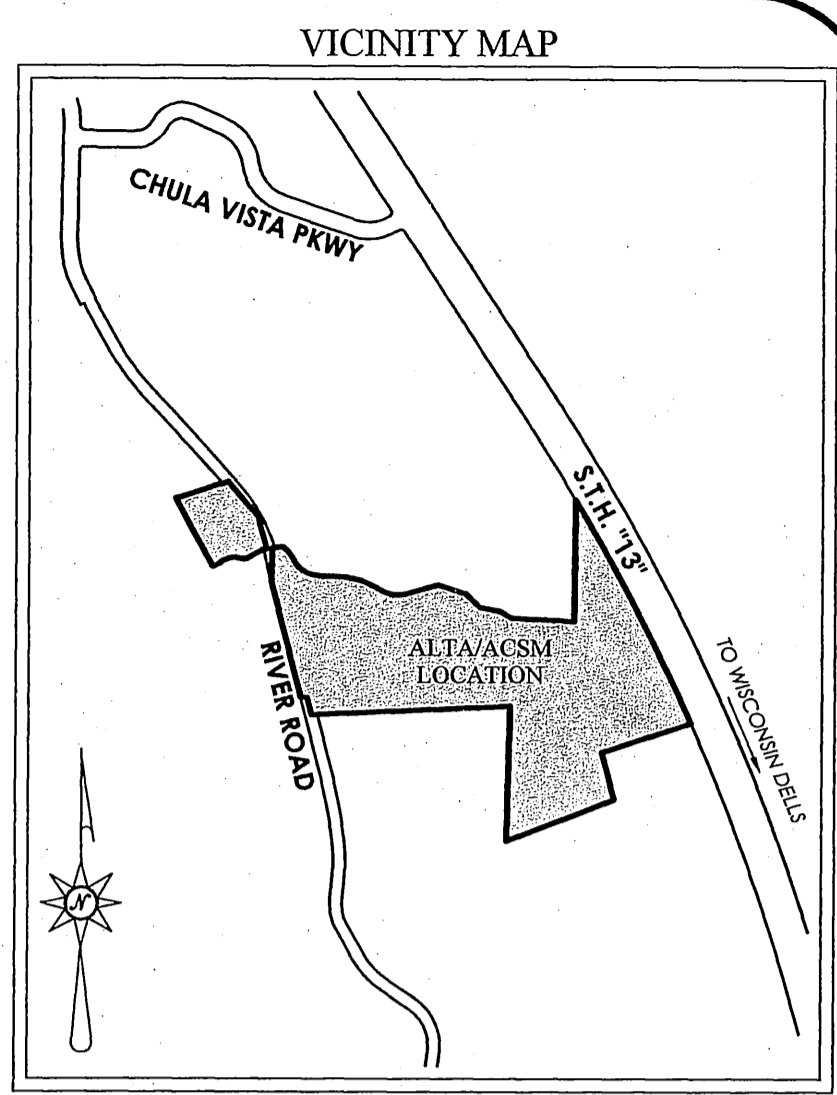
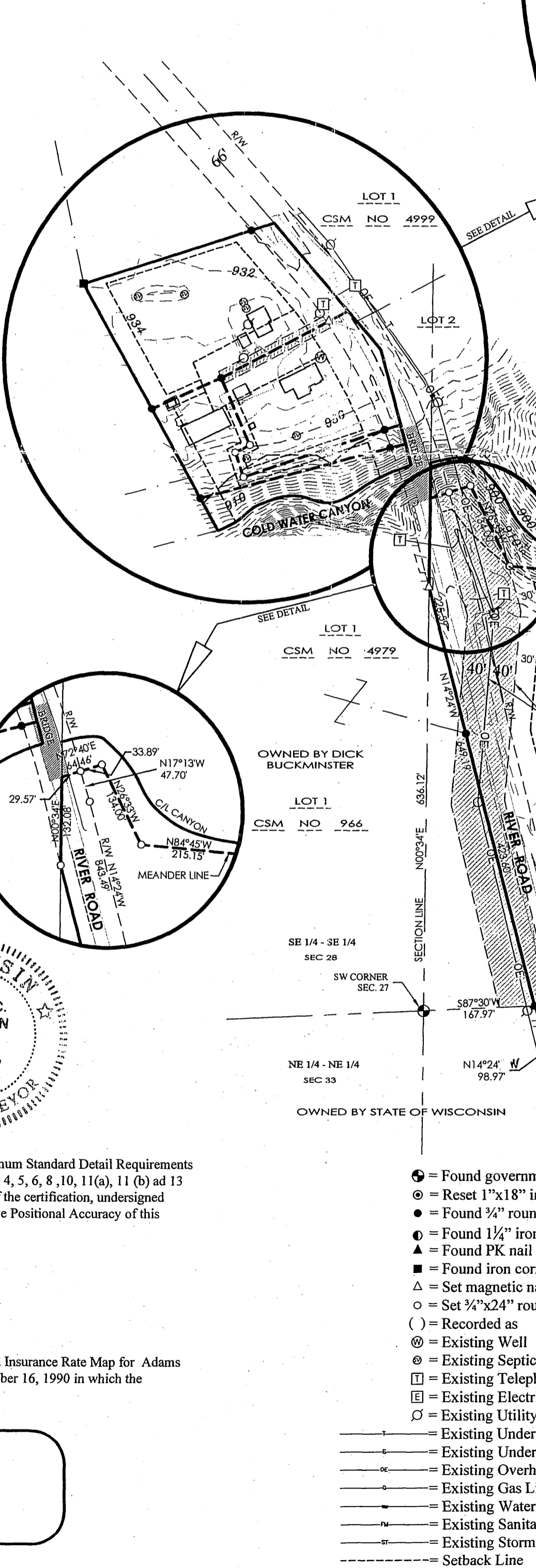
- 5-3.04 Front yard setbacks from a R/W of Class A highway is 50'
- Front yard setbacks from a R/W of Class B highway is 50'
- Front yard setbacks from a R/W of Class C highway is 30'
- 10' side yard setback
- 30' rear yard setback
- 30' setback from easement
- 5-3.05 35' maximum height for principle building

Parts of the property within 300' of Coldwater Canyon are designated as Shoreland Protection by Adams County. The 1992 Adams County Shoreland Protection Ordinance, 3.21 requires a 75' setback for all buildings and structures from the ordinary highwater mark of navigable waters. Adams County Planning & Zoning will make setback determination at time of construction.

**SURVEYOR'S ENCROACHMENT NOTE:**

Certified Survey Map Number 4999 encroaches into Certified Survey Map Number 2212 in the right-of-way of River Road. CSM No. 4999 follows the center of the current pavement as it's west property line. CSM No. 2212 follows the centerline of River Road as described in Warranty Deed dated March 7, 1940 between Herbert Buckminster and Ethel Buckminster.

Parcels between River Road and S.T.H. "13" contains 40.5 acres, more or less. Parcels west of River Road contain 3 acres, more or less.



**CARLSON SURVEYING**  
REGISTERED LAND SURVEYOR  
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- = Found government corner (harrison monument)
  - = Reset 1"x18" iron pipe on R.O.W. after utility construction
  - = Found 3/4" round iron rod
  - = Found 1/2" iron pipe
  - = Found PK nail
  - = Found iron corner post of a woven wire fence
  - △ = Set magnetic nail in blacktop
  - = Set 3/4"x24" round iron rod weighing 1.5#/in. ft.
  - ( ) = Recorded as
  - ⊙ = Existing Well
  - ⊕ = Existing Septic Vent
  - ⊞ = Existing Telephone Pedestal
  - ⊚ = Existing Electric Pedestal
  - ⊚ = Existing Utility Pole
  - = Existing Underground Telephone
  - = Existing Underground Electric
  - = Existing Overhead Electric
  - = Existing Gas Line
  - = Existing Water Main
  - = Existing Sanitary Forcemain
  - = Existing Storm Sewer
  - = Setback Line
- Field work was done on 4-24-07. Underground utility work was being done along River Road on this date.
- (A) = Existing shared driveway onto S.T.H. "13" per DOT approval 01-013-0118-01. (Highway Access Point. Exceptions #15, & #16)
- (B) = Existing shared driveway onto S.T.H. "13" per DOT approval 01-013-0117-01. (Highway Access Point. Exceptions #19 & #20)
- (C) = 1/2" iron pipe is 0.12' south & 0.23' east of corner.
- All other access onto S.T.H. "13" is prohibited except at approved driveway locations.
- Contour data is from aerial photography flown by Horizon on May 3, 2004. Datum is USGS.

27,28,34-14-6 Silver Leaf Resort  
Buckminster East ALTA  
curve A