

PLAT OF SURVEY

048195
048195S1.DWG

REVISIONS

July 28th, 2004 (ELEV.)

GARY B. FOAT
DEGEN - FOAT SURVEYING

GENOA PLAZA APARTMENTS

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON STAKE IN THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, 7 FEET MORE OR LESS SOUTHWESTERLY OF THE POINT WHERE THE NORTH LINE OF WALWORTH STREET IN THE VILLAGE OF GENOA CITY, WALWORTH COUNTY, WISCONSIN INTERSECTS THE RIGHT OF WAY OF SAID RAILROAD, THENCE N 13° W 68 FEET TO AN IRON STAKE, THENCE WEST BEING PARALLEL WITH AND 66 FEET FROM THE NORTH SIDE OF THE BUILDING LOCATED ON THE LOT BEING DESCRIBED, 206 FEET TO AN IRON STAKE OF THE WESTERLY BANK OF THE MILL RACE, THENCE SOUTHWESTERLY ALONG SAID RACE BANK, 275 FEET TO AN IRON STAKE AND CONTINUING THE SAME COURSE ALONG SAID LINE, 5 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THE RIGHT OF WAY, THENCE NORTHEASTERLY ALONG THE LINE OF SAID RIGHT OF WAY, 238 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, AND BEING PART OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD COMPANY, LAND AND THE PARCEL TO BE CONVEYED IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ORIGINAL PLAT OF GENOA CITY AND RUN THENCE WEST ALONG THE EXTENDED NORTH LINE OF MAIN STREET, 105.61 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE OLD CHICAGO AND NORTHWESTERN RAILROAD; THENCE CONTINUE WEST ON THE SAME LINE 41.10 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE WEST ON THE SAME LINE, 79.78 FEET TO THE WESTERLY LINE OF THE 100 FOOT RIGHT-OF-WAY OF SAID RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH LINE OF WALWORTH STREET EXTENDED WEST 79.78 FEET MORE OR LESS TO A POINT THAT IS LOCATED 34 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG A LINE THAT IS PARALLEL TO AND 34 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY TO THE PLACE OF BEGINNING.

ALSO A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: ALL THE LAND IN SAID SECTION 35 THAT IS LOCATED WEST OF THE WEST END OF WALWORTH STREET AS SHOWN ON THE PLAT OF GENOA CITY AS RECORDED ON PAGE 35 OF VOLUME 3 OF PLATS AND EAST OF THE LAND DEEDED TO WALTER J. TURNER AND LINDA I. TURNER, AS DESCRIBED IN DOCUMENT NO. 6839111 OF WALWORTH COUNTY RECORDS.

PARCEL III:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 18 EAST, GENOA CITY, WALWORTH COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ORIGINAL PLAT OF GENOA CITY; THENCE N 86°07' W ALONG THE NORTH LINE OF MAIN STREET, 105.61 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE OLD CHICAGO AND NORTHWESTERN RAILROAD; THENCE CONTINUE N 86°07' W, 120.88 FEET TO THE POINT OF BEGINNING IN THE NORTHWESTERLY RIGHT-OF-WAY OF SAID RAILROAD; THENCE N 38°04' E, 165.38 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, PARALLEL TO AND 100 FEET FROM (MEASURED AT RIGHT ANGLES) SAID SOUTHEASTERLY RIGHT-OF-WAY; THENCE N 15°52' W, 257.25 FEET TO AN IRON PIPE; THENCE N 84°22' W, 151.72 FEET TO A POINT BEING ON A MEANDER LINE, SAID POINT LOCATED S 84°22' E, 27 FEET PLUS OR MINUS FROM THE CENTERLINE OF NIPPERSINK CREEK; THENCE S 33°23'40" W ALONG THE MEANDER LINE, 86.91 FEET TO A POINT, SAID POINT BEING 20.87 FEET PLUS OR MINUS FROM THE CENTERLINE OF SAID CREEK; THENCE S 67°58'35" E ALONG SAID MEANDER LINE, 147.11 FEET TO A POINT, SAID POINT BEING 17.16 FEET FROM THE CENTERLINE OF SAID CREEK; THENCE S 30°15'55" W ALONG SAID MEANDER LINE, 103.22 FEET TO A POINT, SAID POINT BEING 29.45 FEET FROM THE CENTERLINE OF SAID CREEK; THENCE S 34°28'45" W, ALONG SAID MEANDER LINE 111.97 FEET; THENCE N 88°53' W, 65.89 FEET; THENCE S 03°54' W, 66.00 FEET; THENCE S 79°31' E, 87.97 FEET; THENCE S 86°07'4" E, 130.00 FEET TO THE POINT OF BEGINNING. ALSO ALL THE LAND BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE CENTERLINE OF NIPPERSINK CREEK.

NOTE: SURVEY INFORMATION WESTERLY OF LINE A-B-C WAS TAKEN FROM SURVEY MADE FOR WISCONSIN DAIRYS CO-OP OF GENOA CITY WISCONSIN, BY HAROLD H. KOLB, DATED: FEB. 17, 1975, BEARINGS FROM SAID SURVEY WERE ROTATED TO MATCH SURVEY BY LLOYD L. JENSEN, DATED: JULY 16, 1974 (Revised FEB. 16, 1976) AND RECORDED BEARINGS FROM DEED OF RECORD. (SEE PARCEL III, ABOVE)

SCALE: 1 = Not at all, 2 = Somewhat, 3 = Moderately, 4 = Very much

LEGEND

- FOUND BALANCE FILE
 - FULL SCREEN VIEW
 - FOUND AIN FILE
 - DETACH FILE
 - FOUND COMPLETE MAINMAN
 - RECORDED AS
 - LAMP TEST
 - JANUARY MANAGER
 - FIRE HYDRANT
- 8-194 EXISTING REPORTS LISTINGS
 RUN ON MEAN SEA LEVEL DATUM

FEB 14 2005

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