DESIGN PRODUCTS 027791

ABERNATHY and ASSOCIATES
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Wisconsin Registered Land Surveyor S-1594

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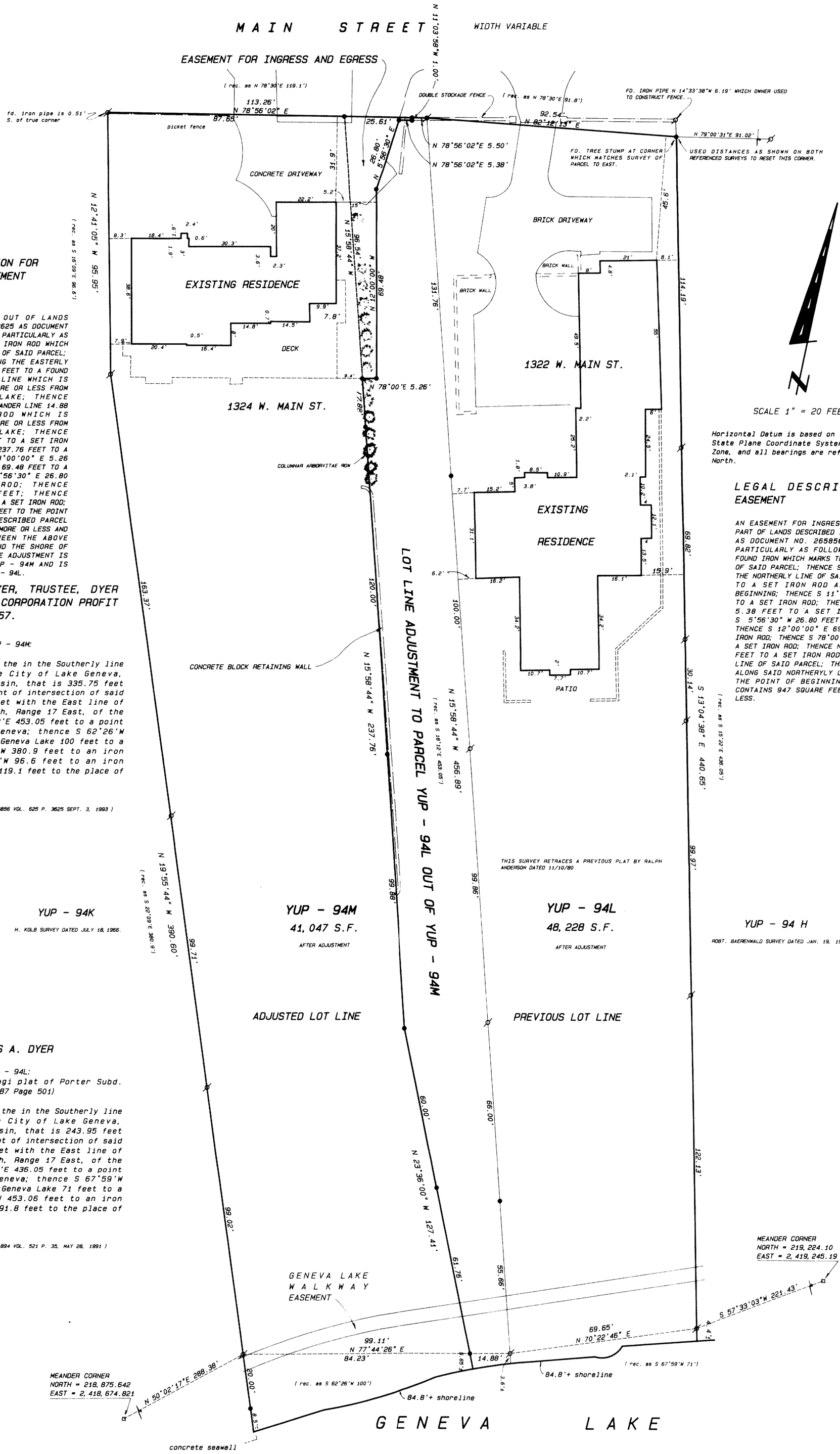
PLAT OF SURVEY

TWO PARCELS OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



SCALE 1" = 20 FEET

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, and all bearings are referred to Grid North.

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OUT OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGIN AT A FOUND IRON ROD WHICH MARKS THE NORTHEAST CORNER OF SAID PARCEL; THENCE S 15°58'44" E ALONG THE EASTERLY LINE OF SAID PARCEL 453.29 FEET TO A FOUND IRON PIPE ON A MEANDER LINE WHICH IS N 15°58'44" W 3.60 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE S 77°44'26" W ALONG SAID MEANDER LINE 14.88 FEET TO A SET IRON ROD WHICH IS N 23°36'00" W 5.65 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE N 23°36'00" W 121.76 FEET TO A SET IRON ROD; THENCE N 15°58'44" W 237.76 FEET TO A SET IRON ROD; THENCE N 78°00'00" E 5.26 FEET; THENCE N 12°00'00" W 69.48 FEET TO A SET IRON ROD; THENCE N 5°56'30" E 26.80 FEET TO A SET IRON ROD; THENCE N 78°56'02" E 5.38 FEET; THENCE N 11°03'58" W 1.00 FEET TO A SET IRON ROD; THENCE N 78°56'02" E 5.50 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL 12,213 SQUARE FEET OF LAND MORE OR LESS AND INCLUDES ALL LANDS BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SHORE OF GENEVA LAKE. SAID LOT LINE ADJUSTMENT IS OUT OF TAX KEY NUMBER YUP - 94M AND IS ADDED TO TAX KEY NUMBER YUP - 94L.

OWNER: JAMES A. DYER, TRUSTEE, DYER PLANNING & SERVICE CORPORATION PROFIT SHARING PLAN NO. 1467.

LEGAL DESCRIPTION FOR YUP - 94M:

Commencing at a point in the in the Southerly line of Main Street of the City of Lake Geneva, Walworth County, Wisconsin, that is 335.75 feet and S 78°30'W of the point of intersection of said South line of Main Street with the East line of Section 35, Town 2 North, Range 17 East, of the 4th P.M.; thence S 18°12'E 453.05 feet to a point in the shore of Lake Geneva; thence S 62°26'W along the shore of said Geneva Lake 100 feet to a point; thence N 22°09'W 380.9 feet to an iron stake, thence N 16°09'W 96.6 feet to an iron stake; thence N 78°30'E 119.1 feet to the place of beginning.

(DEED REFERENCE - W.D. DOC. NO. 265856 VOL. 625 P. 3625 SEPT. 3, 1993)

YUP - 94K

H. KOLB SURVEY DATED JULY 18, 1966.

OWNER: JAMES A. DYER

LEGAL DESCRIPTION FOR YUP - 94L:
Plot #11, Joseph M. Biagi plat of Porter Subd. from Doc. #410061, Vol. 387 Page 501)

Commencing at a point in the in the Southerly line of Main Street of the City of Lake Geneva, Walworth County, Wisconsin, that is 243.95 feet and S 78°30'W of the point of intersection of said South line of Main Street with the East line of Section 35, Town 2 North, Range 17 East, of the 4th P.M.; thence S 15°22'E 436.05 feet to a point in the shore of Lake Geneva; thence S 67°59'W along the shore of said Geneva Lake 71 feet to a point; thence N 18°12'W 453.06 feet to an iron stake, thence N 78°30'E 91.8 feet to the place of beginning.

(DEED REFERENCE - GCD DOC. NO. 211894 VOL. 521 P. 35, MAY 28, 1991)

YUP - 94M
41,047 S.F.
AFTER ADJUSTMENT

ADJUSTED LOT LINE

THIS SURVEY RETRACES A PREVIOUS PLAT BY RALPH ANDERSON DATED 11/10/80

YUP - 94L
48,228 S.F.
AFTER ADJUSTMENT

PREVIOUS LOT LINE

LEGAL DESCRIPTION FOR EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS OVER PART OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCE AT A FOUND IRON WHICH MARKS THE NORTHEAST CORNER OF SAID PARCEL; THENCE S 78°56'02" W ALONG THE NORTHERLY LINE OF SAID PARCEL 5.50 FEET TO A SET IRON ROD AND THE POINT OF BEGINNING; THENCE S 11°03'58" E 1.00 FEET TO A SET IRON ROD; THENCE S 78°56'02" W 5.38 FEET TO A SET IRON ROD; THENCE S 5°56'30" W 26.80 FEET TO A SET IRON ROD; THENCE S 12°00'00" E 69.48 FEET TO A SET IRON ROD; THENCE S 78°00'00" W 5.26 FEET TO A SET IRON ROD; THENCE N 15°58'44" W 96.54 FEET TO A SET IRON ROD IN THE NORTHERLY LINE OF SAID PARCEL; THENCE N 78°56'02" E ALONG SAID NORTHERYLY LINE 25.61 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 947 SQUARE FEET OF LAND MORE OR LESS.

YUP - 94 H

ROBT. BAERENWALD SURVEY DATED JAN. 19, 1989

MEANDER CORNER
NORTH = 219,224.10
EAST = 2,419,245.19

REVISED 9/26/95 LOT LINE ADJUSTMENT

SCALE: 1"= 20 FEET

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- (xx) RECORDED AS DIMENSION
- -x—x- EXISTING FENCE

I hereby certify that the above described property has been surveyed by me or under my direction as shown hereon and that this 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 principal 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 those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR
S-1594
Date: 5-24-95 Job No. 95.50L

RECEIVED
DEC 8 1995

Z40P-94M
Z40P-94L
887-1618