

PLAT OF SURVEY

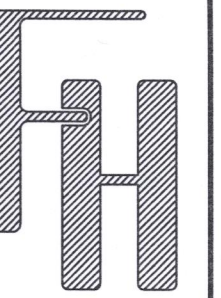
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

All that part of Lot One (1) in Block Four (4) in the Original Plat of the Village of Williams Bay, Walworth County, Wisconsin, bounded and described as follows, to-wit: Commencing at a point 132 feet West and 110 feet North of the South East corner of Block 4; thence North to the South side of Geneva Street, 167 feet more or less; thence Southwesterly along the South side of Geneva Street to a point 177 feet West of the first described North and South line measured at right angles to the same; thence South 123 feet more or less to the North West corner of that certain tract or parcel of land heretofore and on November 10, 1921, conveyed by Frank E. Lawson, trustee, to F. M. Van Epps, said deed being recorded in the Office of the Register of Deeds for Walworth County, in Volume 166 of Deeds at page 112; thence East 177 feet more or less to the place of beginning. Excepting therefrom the following described land, to-wit: Commencing at the North East corner of Lot 1, Block 4, of the Original Village Plat of Williams Bay; thence S 84° 21' West 132.62 feet along the Northerly line of said lot to the place of beginning, said point of beginning is also located 132 feet West of the East line of said Lot 1; thence South 75 feet; thence S 84° 21' West 88.41 feet; thence North 75 feet to the Northerly line of said Lot 1; thence N 84° 21' East 88.41 feet to the place of beginning.

The above described premises being more particularly described as follows: Beginning at a point 132 feet West and 110 feet North of the South East corner of said Block 4; thence N 89° 58' 15" West 177.00 feet; thence N 0° 05' East 140.22 feet to the South line of Geneva Street; thence N 67° 27' East 32.68 feet along the South line of Geneva Street; thence N 84° 17' 45" East 58.97 feet along the South line of Geneva Street; thence S 0° 03' West 75.00 feet; thence N 84° 35' East 88.41 feet; thence South 92.05 feet to the place of beginning.

Tax Key No. WOP00067

LEGAL DESCRIPTION OF RECORD PER DOCUMENT NO. 676356



PLAT OF SURVEY

47 W GENEVA STREET
WILLIAMS BAY, WISCONSIN

WORK ORDERED BY -
NAVILIO & ASSOCIATES, INC.
W4190 WEST END ROAD
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

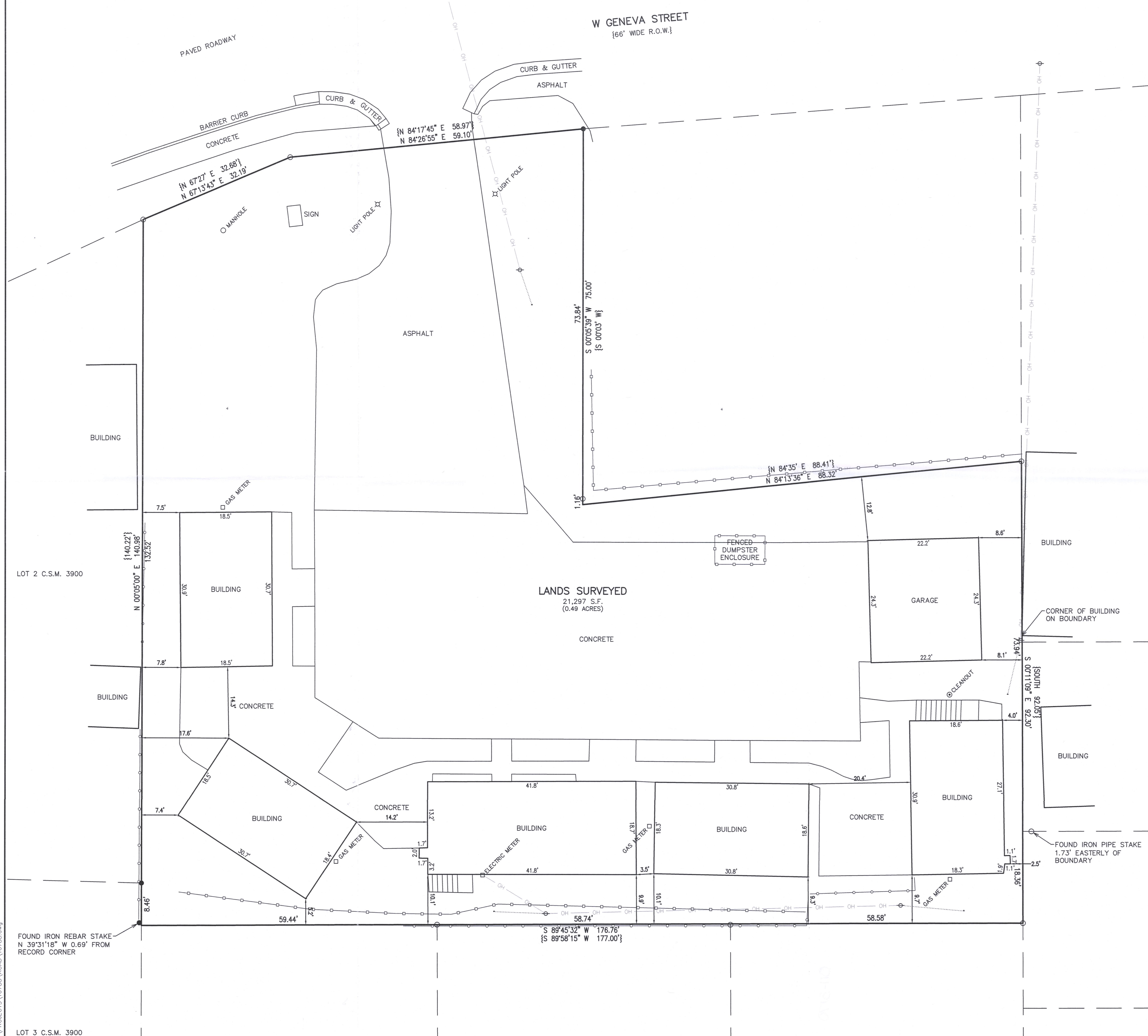
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
10788

DATE
10/24/2022

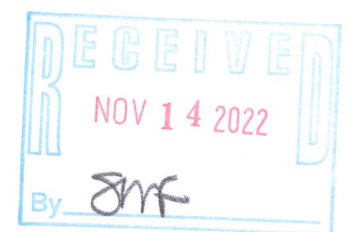
SHEET NO.
1 OF 1



MAP SCALE IN FEET - ORIGINAL 1"=10'

LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- ⊕ = UTILITY POLE LOCATED
- = GUY WIRE LOCATED
- OH — = OVERHEAD WIRES
- = WOOD FENCE LOCATED
- = CHAINLINK FENCE LOCATED
- {XXX} = RECORDED AS



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 AND ITS EXTERIOR BOUNDARIES. 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: 10/24/2022

CHRISTOPHER A. HODGES P.L.S. 2760

011-3170

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LOT 3 C.S.M. 3900

WOP-67