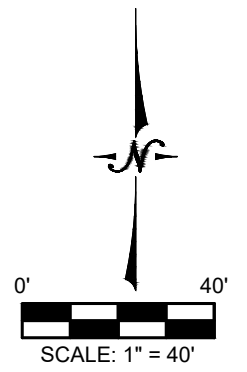


PLAT OF SURVEY (LOT LINE ADJUSTMENT)

LOCATION: Williams Bay, Wisconsin
PREPARED FOR: Jeff King
CURRENT OWNER: Aurora University
TAX ID: WGT 00010 & WWUP 00011

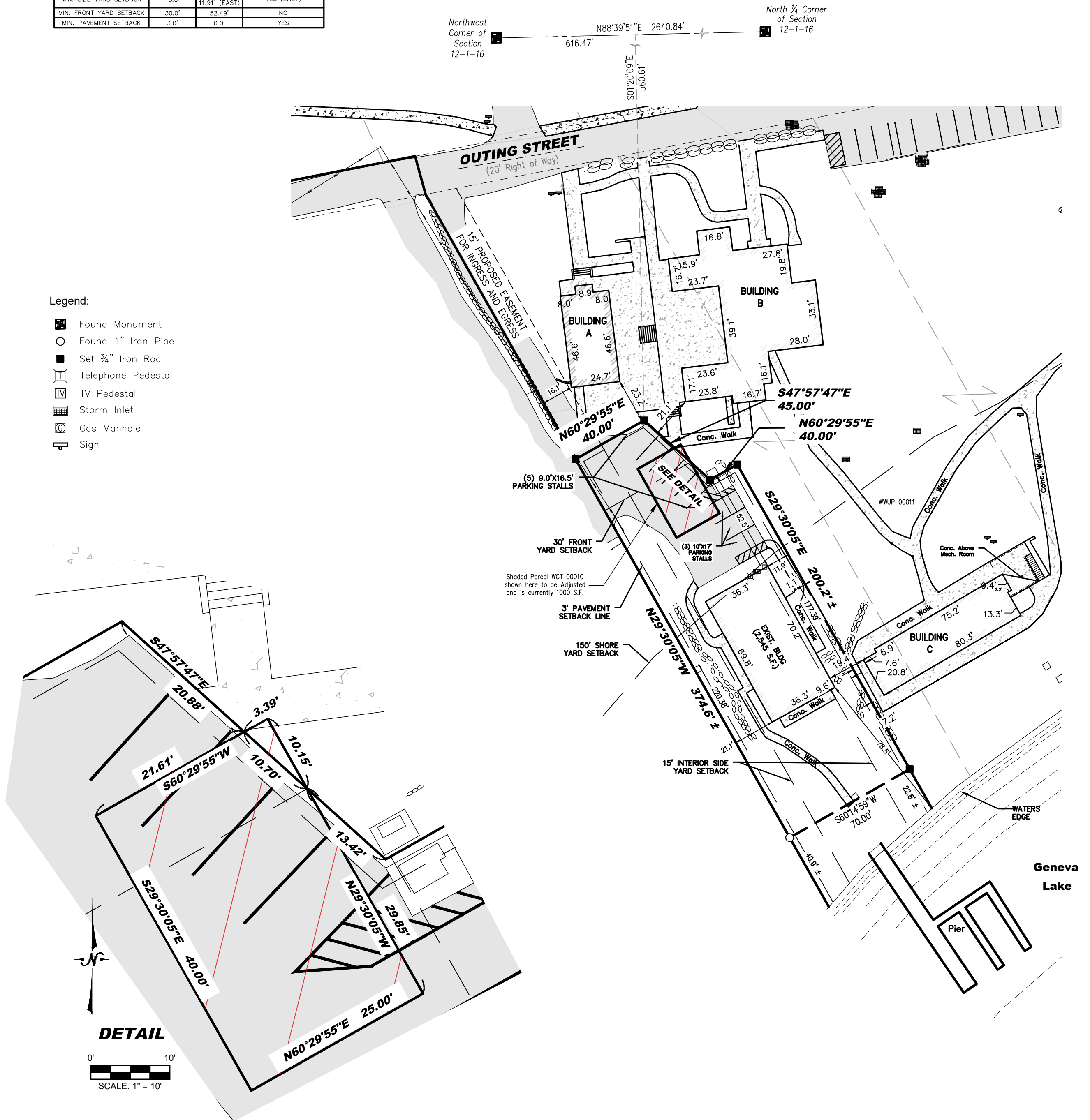
LEGAL DESCRIPTION: Northwest 1/4 of Section 12, Town 1 North, Range 16
East of the Fourth Principal Meridian More particularly described on Page 2.



SITE DATA TABLE			
	REQUIRED	PROPOSED	VARIANCE REQUEST
LOT AREA	12,000 S.F.	14,400 S.F.	NO
LANDSCAPE SURFACE RATIO	40%	49.7%	NO
LOT BUILDING COVERAGE	30%	17.6%	NO
MIN. LOT WIDTH	90.0'	70.0'	YES
MIN. SHOREYARD SETBACK	150.0'	78.51'	NO (EX. BUILDING)
MIN. SIDE YARD SETBACK	15.0'	21.10' (WEST) 11.91' (EAST)	YES (EAST)
MIN. FRONT YARD SETBACK	30.0'	52.49'	NO
MIN. PAVEMENT SETBACK	3.0'	0.0'	YES

Legend:

- Found Monument
- Found 1" Iron Pipe
- Set 3/4" Iron Rod
- Telephone Pedestal
- TV Pedestal
- Storm Inlet
- Gas Manhole
- Sign



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027



Rev. August 22, 2024
June 10, 2024

PLAT OF SURVEY (LOT LINE ADJUSTMENT)

Survey No. 23.5004
SHEET 2 OF 2

LEGAL DESCRIPTION (WWUP 00011):

Parcel A: A parcel of land located in the Southeast 1/4 of Section 2, in the Southwest 1/4 of Section 1, and in the Northwest 1/4 of Section 12, all in T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin, described as follows, to-wit: The Southeast 1/4 of the Southeast 1/4 of said Section 2; ALSO beginning on the Easterly line of the Williams Bay- Fontana Road at a point located 40.00 feet South of the North line of said Southwest 1/4 of Section 1; thence N 44° 52' E 21.63 feet to a point on the South line of State Trunk Highway No. 36 located 40.00 feet East of the West line of said Southwest 1/4 of Section 1; thence N 88° 45' E along the South line of said highway 169.91 feet to the Northwest corner of Lot 14 of Observatory Subdivision as recorded in Volume 5 of Plats on Page 102, at the Office of the Register of Deeds in Elkhorn, Wisconsin; thence S 1° 00' W along the West line of said Lot 14, 302.32 feet; thence N 88° 45' E along the South line of said Lots 14 and 13, 135.76 feet to the centerline of Observatory Place as shown on the recorded plat of Observatory Subdivision; thence S 1° 00' W along the centerline of said road 352.00 feet; thence N 88° 45' E 360.00 feet to the Southeast corner of Lot 28 of Observatory Subdivision; thence S 1° 03' W along the East line of said subdivision 591.00 feet; thence S 88° 45' W 15.00 feet; thence S 1° 03' W along the centerline of Tennis Avenue, (now vacated) as shown on the plat of Grand Terrace Subdivision as recorded in Volume 5, Page 15 and 16 of Plats at the Office of the Register of Deeds in Elkhorn, Wisconsin, 615.00 feet to the North line of Grand View Avenue; thence S 88° 45' W along the North line of said Grand View Avenue 664.18 feet to the East line of the Williams Bay- Fontana Road; thence N 1° 00' E along said Bast line 1845.18 feet to the place of beginning. ALSO beginning at the intersection of the East line of said Williams Bay- Fontana Road and the South line of Grand View Avenue; thence N 88° 45' E along the South line of said Grand View Avenue 440.45 feet to the Northwest corner of Lot 65 of Grand Terrace Subdivision; thence S 1° 00' W along the West line of said Lot 65, 141.14 feet; thence N 88° 45' E 14.00 feet to a point of the North line of Lot 56 of Grand Terrace Subdivision located 25.00 feet East of the Northwest corner of said Lot 56; thence S 1° 00' W 162.38 feet to a concrete monument located on the South line of said Lot 56; thence Southeastly along the Southerly line of Lots 56, 55, 54, and 53 of Grand Terrace Subdivision to a concrete monument located on the most Southerly corner of said Lot 53 and located s 65° 55' 324.07 feet from the last mentioned concrete monument; thence N 46° 56' E along the Southeastly, line of said Lot 53 and the Northeastly extension of said line 195.49 feet to the centerline of Tennis Avenue (now vacated) and a concrete monument; thence South-Southeastly along the centerline of said Tennis Avenue (now vacated) to a concrete monument on the Northerly line of Constance Boulevard located S 49° 02' B 223.13 feet from the last mentioned concrete monument; thence S 76° 05' E 113.63 feet to a point on the Southerly line of said Constance Boulevard; thence N 77° 40' E 256.30 feet; thence S 1° 02' W 707.59 feet more or less to the shore of Geneva Lake; thence Southwestly along the shore of Geneva Lake 856 feet more or less to the most Easterly corner of Lot 8, Grand Terrace Subdivision; thence N 27° 59' W along the Easterly line of said Lot 8, 401.16 feet to the Southerly line of Outing Street; thence N 13° 48' W 20.00 feet to a concrete monument on the Northerly line of said Outing Street; thence Westerly and Southwestly along the Northerly line of said Outing Street 288.12 feet more or less to the most Easterly corner of the Southwestly 30.00 feet of Lot 26, Grand Terrace Subdivision; thence N 23° 32' W along the Northeastly line of said Southwestly 30.00 feet and the Northwestly extension thereof 345.78 feet to the Northerly line of Constance Boulevard; thence S 63° 41' W along the Northerly line of said Constance Boulevard 131.57 feet to the West line of said Section 12; thence N 1° 25' E along the said West line 225.51 feet; thence S 89° 48' E 25.00 feet; thence N 1° 25' E along the East line of Williams Bay-Fontana Road 66.00 feet; thence N 1° 00' E along the East line of said road 736.93 feet to the place of beginning. ALSO beginning at the Southeast corner of Block 6 of said Grand Terrace Subdivision; thence N. 06' E along the East line of said Block 6, 502.23 feet; thence N 89° 57' W 698.00 feet to the centerline of Constance Boulevard; thence Southerly along the centerline of said Constance Boulevard 492.00 feet more or less to a point located N 88° 49' 32.15 feet from concrete monument at the Southwest corner of said Block 6; thence S 88° 49' E 32.15 feet; thence S 0° 45' W 911.46 feet more or less to the shore of Geneva Lake; thence Northeastly along the shore of Geneva Lake 350.6 feet more or less to a point located 312.0 feet West of the North-South 1/4 Section line of said Section 1 and 12; thence N 1° 06' E parallel with the said North-South 1/4 Section line 350.31 feet to a point located 514.00 feet South of the South line of said Block 6 of Grand Terrace Subdivision; thence S 88° 49' E 47.60 feet; thence N 1° 06' E parallel with said 1/4 Section line 514.00 feet; thence S 88° 49' E along the South line of said Block 6, 264.40 feet to the place of beginning subject to a right of way granted to others over and along a parcel of land described as beginning at the Southwest corner of said Block 6; thence S 0° 45' W 20.00 feet; thence S 88° 49' E 300.00 feet; thence S 0° 45' W 10.00 feet; thence S 88° 49' E 100.27 feet; thence N 1° 06' E 30.00 feet; thence N 88° 49' W 400.45 feet to the place of beginning. SUBJECT however to any public or private rights to the lands known as Constance Boulevard, Outing Street and Ravinia Road as shown on said recorded plat of Grand Terrace Subdivision and to lands known as Observatory Place as shown on the said recorded plat of Observatory Subdivision and to lands known as the Williams Bay- Fontana Road.

Parcel B: The Northeast quarter of the Southeast quarter of Section 2, T1N, R16E, excepting therefrom premises conveyed to Walworth County for highway purposes by deed recorded October 26, 1939 in Volume 260 of Deeds on page 163 as Document No. 337800.

Parcel C: Lot 2 of Certified Survey No. 1198 recorded in Volume 5 of Certified Surveys on page 278 as Document No. 73877 and located in the SW 1/4 of Section 1, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin, together with the right to utility easements access across Lot 1 of Certified Survey No. 1198 for utility services.

Parcel D: Beginning on the Eastern boundary of the W 1/2 of Lot 9 in Grand Terrace Subdivision of Town of Walworth, Walworth County, Wisconsin, at the SE corner of land deeded by Catharine V. Albert, to G. Q. Dunlop, thence running a NW direction along the South boundary line of said land owned by G. Q. Dunlop to NE corner of land formerly sold by Catharine V. Albert and Mrs. Demon, about 25 feet thence Southerly in a direction parallel to Western boundary of said Lot 9 and along the Eastern boundary of land owned by Mrs. Demon, 40 feet, thence in SE direction to E boundary of said W 1/2 of Lot 9; thence Northerly along said East boundary 40 feet, to place of beginning. Together with right of way over W 1/2 of Lot 9 to the lake.

Parcel E: Lot 1 Certified Survey Map No. 2224, according to the recorded plat thereof recorded in Volume 10 of Certified Surveys on page 348 as Document No. 244340, located in the NW 1/4 of the SW 1/4 of Section 1, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin.

EXISTING LEGAL DESCRIPTION (WGT 00010):

Beginning on the Eastern Boundary of the W 1/2 of Lot 9 in Grand Terrace Subdivision of Town of Walworth, Walworth County, Wisconsin, at the SE corner of land deeded by Catharine V. Albert, to G. Q. Dunlop, thence running a NW direction along the South boundary line of said land owned by G. Q. Dunlop to NE corner of land formerly sold by Catharine V. Albert and Mrs. Demon, about 25 feet thence Southerly in a direction parallel to Western boundary of said Lot 9 and along the Eastern boundary of land owned by Mrs. Demon, 40 feet, thence in SE direction to E boundary of W 1/2 of Lot 9 thence Northerly along said East boundary 40 feet, to place of beginning. Together with right of way over W 1/2 of Lot 9 to the lake.

LAND BEING TRANSFERRED FROM PARCEL WWUP 00011 TO WGT 00010:

Commencing at the Northwest corner of Section 12, Township 1 North, Range 16 East, thence N88°39'51"E, 616.47 feet; thence S01°20'09"E, 560.61 feet to the Point of Beginning of this description; thence S47°57'47"E, 20.88 feet; thence S60°29'55"W, 21.61 feet; thence S29°30'05"E, 40.00 feet, thence N60°29'55"E, 25.00 feet; thence N29°30'05"W, 29.85 feet; thence S47°57'47"E, 13.42 feet; thence N60°29'55"E, 40.00 feet; thence S29°30'05"E, 177.39 feet to a meander line along Geneva Lake, thence S60°14'59"W, 70.00 feet along said meander line, thence S29°30'05"E, 220.38 feet; thence S60°29'55"W, 40.00 feet; to the Point of Beginning. Together with those lands lying between said meander line and the shore line of Geneva Lake by lot lines extended to shore.

PROPOSED LEGAL DESCRIPTION (WGT 00010):

Commencing at the Northwest corner of Section 12, Township 1 North, Range 16 East, thence N88°39'51"E, 616.47 feet; thence S01°20'09"E, 560.61 feet to the Point of Beginning of this description; thence S47°57'47"E, 45.00 feet; thence N60°29'55"E, 40.00 feet; thence S29°30'05"E, 177.39 feet to a meander line along Geneva Lake, thence S60°14'59"W, 70.00 feet along said meander line, thence N29°30'05"W, 220.38 feet; thence N60°29'55"E, 40.00 feet; to the Point of Beginning. Together with those lands lying between said meander line and the shore line of Geneva Lake.
Said area contains 16,570 S.F. or 0.38 acres more or less.

LAND BEING TRANSFERRED FROM PARCEL WGT 00010 TO WGT 00011:

Commencing at the Northwest corner of Section 12, Township 1 North, Range 16 East, thence N88°39'51"E, 616.47 feet; thence S01°20'09"E, 560.61 feet; thence S47°57'47"E, 20.88 feet to the Point of Beginning of this description; thence N60°29'55"E, 3.39 feet; thence S29°30'05"E, 10.15 feet; thence S47°57'47"E, 10.70 feet to the Point of Beginning.

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.



Ritchie P. Wenzel, Professional Land Surveyor, S-4027



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