PARCEL 1: Lot 3 of the Plat of Mogg's Subdivision as recorded in Vol. 5 of Plats on page 214, located in the Town of Walworth, Walworth County, Wisconsin.

Also the following: A part of Lot 1 of said Mogg's Subdivision described as; Beginning at the Northwest corner of Lot 1 of said Mogg's Subdivision, run thence northerly along the line of said lot 30 feet; thence southeasterly parallel with the westerly line of said lot 60 feet; thence southwesterly parallel with the northerly line of said lot, 30 feet thence northwesterly along the line of said Lot 1 to the place of beginning, all lying and being in Town 1 North, Range 16 East.
PARCEL 2: The West 100 feet of Lot 1 of the Plat of Mogg's Subdivision in the northeast quarter of Section 11, Town 1 North, Range 16 East, Town of East Troy, Walworth County, Wisconsin, a plat of which subdivision is recorded in Vol. 5 of Plats on page 214, Walworth County records, excepting therefrom a parcel 30 feet by 60 feet off the northwest corner, upon which is situated a garage as described in a Deed from Mary J. Mogg to Edward C. Blomeyer and Anma J. Blomeyer recorded November 12, 1929 in Volume 211 of Deeds on Page 394 as Document No. 281669.

PARCEL 3: Lot 2 and the northeasterly 10 feet of Lot 1 (being the 10 feet lying southwest of and adjacent to the property occupied by the Lake Geneva Fresh Air Fund Society), said Lot 2 and Lot 1 being in the Plat of Mogg's Subdivision recorded in Vol. 5 of Plats, page 214, in the Town of Walworth, Walworth County, Wisconsin, all being in the northeast quarter of Section 11, Township 1 North, Range 16 East of the Third Principal Meridian.

There is excepted from the above described real estate a parcel of land that part of Lot 2 conveyed by the grantors hereof to the Lake Geneva Fresh Air Association in 1951 described as follows: A parcel of land located in Section 11, T1N, R16E, of Walworth County, Wisconsin, described as follows, to-wit: Commencing at the northeast corner of said Section 11; thence S 1° 25' W 66.00 feet to the south line of the Williams Bay-Fontana Road; thence N 89° 46' W 1299.02 feet along said road; thence S 0° 21' E 596.23 feet along said road; thence east 472.88 feet to the place of beginning; thence continue east 141.25 feet; thence S 28° 49' W 124.75 feet; thence N 36° 32' W 136.10 feet to the place of beginning. Said Deed being recorded September 21, 1951 in Volume 433 of Deeds on Page 271 as Document No. 437922.

PARCEL 4: An easement, as more fully set forth in a Deed from Mary J. Mogg to Edward C. Blomeyer and Anma J. Blomeyer recorded December 19, 1933 in Volume 231 of Deeds on Page 107 as Document No. 302889, for the purpose of ingress and egress over the north 20 feet of Lots 3 and 4 and an irregular tract of land connecting Lot 4 with said highway in Mogg's Subdivision as recorded in Vol. 5 of Plats on page 214, located in the Town of Walworth, Walworth County, Wisconsin.

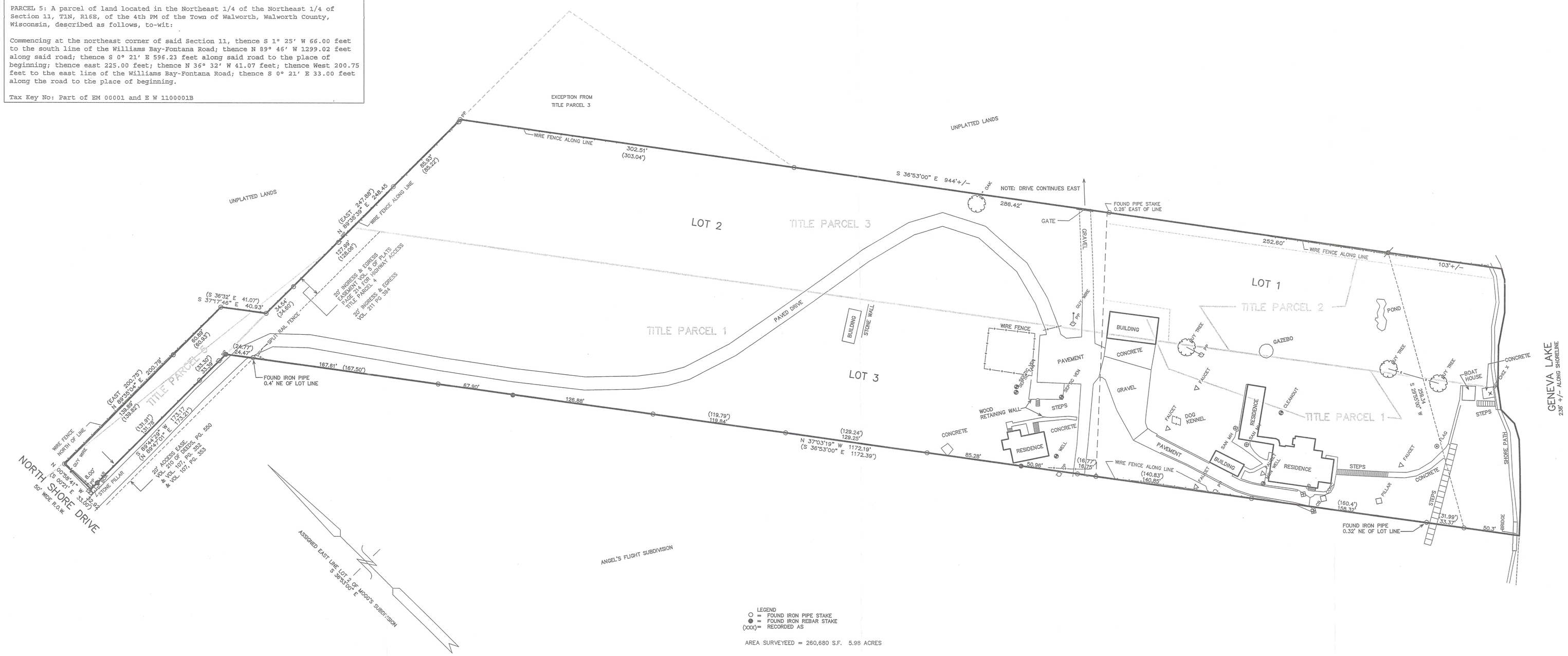
PARCEL 5: A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 11, T1N, R16E, of the 4th PM of the Town of Walworth, Walworth County, Wisconsin, described as follows, to-wit:

Commencing at the northeast corner of said Section 11, thence S 1° 25' W 66.00 feet to the south line of the Williams Bay-Fontana Road; thence N 89° 46' W 1299.02 feet along said road; thence S 0° 21' E 596.23 feet along said road to the place of beginning; thence east 225.00 feet; thence N 36° 32' W 41.07 feet; thence West 200.75 feet to the east line of the Williams Bay-Fontana Road; thence S 0° 21' E 33.00 feet along the road to the place of beginning.

Tax Key No: Part of EM 00001 and E W 1100001B

PLAT OF SURVEY

LOCATED IN GOVERNMENT LOT 1
LOCATED IN SECTION 11, TOWN 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN



LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
(XXX)= RECORDED AS

AREA SURVEYEED = 260,680 S.F. 5.98 ACRES

NOTE:
TITLE EXCEPTION 16 REFERS TO A RIGHT OF WAY IN VOL. 222 OF DEEDS, PAGE 408. THERE DOES NOT APPEAR TO BE A RIGHT OF WAY REFERENCED IN THIS DOCUMENT, RATHER TITLE TO A 30' BY 60' PART OF LOT 1 FOR THE GARAGE.

A RIGHT OF WAY IS DESCRIBED IN VOL. 107 ON PAGE 352, VOL. 107, PAGE 353, AND VOL. 210, PAGE 635 ALL CREATING A RIGHT OF ACCESS OVER THE ROAD OR PATH TO THE HIGHWAY AS TRAVELED . THERE IS NO SPECIFIC LOCATION OR WIDTH FOR THE EASEMENT. IT APPEARS TO BE THE ROADWAY ON THE NORTH LINE OF LOT 1 WHICH RUNS WESTERLY TO NORTH SHORE DRIVE.

RECEIVED OCT 2 1 2012 By: SWK

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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE 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 ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: SEPTEMBER 28, 2012

PETER S. GORDON

WISCONSIN PETER S. GORDON S-2098 LAND SURVEYOR

MAP SCALE IN FEET ORIGINAL 1" = 40'

– WORK ORDERED BY –
KEEFE REAL ESTATE
751 N. LAKE GENEVA PARKWAY
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.	6026
DATE	05/30/2002
SHEET NO.	1 OF 1

SEP 28 2012

EW11-10 EM-1

116-906