

FILENAME: F:\1 - Projects\2013\13.062 - Markos Residence\CAD\Sheets\13-062 Lot Line Adjustment - Plat of Survey.dwg

TAX PARCEL IF00004
RECORDED LEGAL DESCRIPTION
(WARRANTY DEED, DOC. NO. 872791)

PARCEL 1: All that part of Lot 1 of "The Folly", a subdivision located in Section 3, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, bounded and described as follows, to-wit:

Commencing at the Northeast corner of Lot 1 of the Folly Subdivision; thence North 88 deg. 45' West along the North line of said Lot to a point that is 200 feet West of said right angles from the East line of said Lot 1; which point is the point of beginning of the North line of said Lot 2; thence North 88 deg. 45' West along the North line of said Lot 2; thence North 88 deg. 51' West 130 feet to a point; thence South 0 deg. 42' West 140.71 feet to a point, which point is the point of beginning of the North line of said Lot 3; thence North 88 deg. 45' West along the Southerly line of said right-of-way 35.56 feet to an iron pipe; thence South 0 deg. 42' West 259.55 feet to an iron pipe; thence South 65 deg. 58' East 32.04 feet; thence South 88 deg. 11' East 45.50 feet to an iron pipe; thence South 0 deg. 42' West 110.71 feet to a point; thence North 88 deg. 45' West 110.71 feet to the corner of Geneva Lake 110 feet more or less to a point that is 12.6 feet South of an iron pipe; thence North 0 deg. 23' 20" East 281.89 feet to a point; thence North 7 deg. 25' East 29.60 feet to a point; thence North 8 deg. 42' East 21.45 feet to a point; thence North 27 deg. 25' East 29.60 feet to a point; thence North 8 deg. 42' East 30.93 feet to a point; thence North 23 deg. 20' East 125.68 feet to a point; thence North 15 deg. 52' East 61.49 feet to a point; thence North 88 deg. 58' East 108.49 feet to a point; thence North 0 deg. 23' 20" East 110.68 feet to the place of beginning.

TAX PARCEL IF00004
ADJUSTED LEGAL DESCRIPTION

PARCEL 1 OF LAND LOCATED IN SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, BEING PART OF LOT 1, THE FOLLY SUBDIVISION, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT A RAILROAD RAIL FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, 589°38'17"W, 199.88' TO AN IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID PARCEL 1 IN UNRECORDED DEED, DOCUMENT NO. 872793, AND THE PLACE OF BEGINNING OF THE LANDS DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF SAID PARCEL 1, 51°15'09"E, 1.10782' TO AN IRON PIPE FOUND; THENCE 587°38'13"W, CONTINUING ALONG SAID EAST LINE, 17.30' TO AN IRON PIPE FOUND; THENCE 51°73'37"E, CONTINUING ALONG SAID EAST LINE, 61.34' TO AN IRON BAR SET; THENCE 51°24'55", CONTINUING ALONG SAID EAST LINE, 125.67' TO AN IRON PIPE FOUND; THENCE 56°41'36"W, CONTINUING ALONG SAID EAST LINE, 30.93' TO AN IRON BAR SET; THENCE 56°41'36"W, CONTINUING ALONG SAID EAST LINE, 29.70' TO AN IRON PIPE FOUND; THENCE 552°06'13", CONTINUING ALONG SAID EAST LINE, 25.36' TO AN IRON PIPE FOUND; THENCE 569°25'10"W, CONTINUING ALONG SAID EAST LINE, 65.42' TO AN IRON PIPE FOUND; THENCE 51°15'42"E, CONTINUING ALONG SAID EAST LINE, 268.76' TO AN IRON PIPE FOUND ON THE MEANDER LINE OF GENEVA LAKE, SAID PIPE BEING 51°15'42" W 9.4'-V- FROM SAID SHORE LINE; THENCE N63°55'59", ALONG SAID MEANDER LINE, 103.61' TO AN IRON BAR SET, SAID BAR IS N0°54'20"E, 36.8'-V- FROM SAID SHORE LINE; THENCE N0°54'20"W, 306.39' TO AN IRON BAR SET; THENCE N55°13'44"E, 77.23' TO AN IRON BAR SET; THENCE N34°46'16"W, 53.30' TO AN IRON BAR SET; THENCE N34°46'16"W, 53.30' TO AN IRON BAR SET; THENCE N34°46'16"W, 53.30' TO AN IRON BAR SET; THENCE N89°53'21"E, 81.89' TO AN IRON BAR SET; THENCE N1°10'29"W, 262.58' TO AN IRON BAR SET; THENCE N89°58'15"W, 114.80' TO AN IRON BAR SET; THENCE N0°43'24"W, 125.61' TO AN IRON BAR SET ON A NORTHWESTLY LINE OF THE AFOREMENTIONED PARCEL 1; THENCE N89°53'22"E, ALONG SAID NORTHWESTERLY LINE, 79.35' TO AN IRON PIPE FOUND; THENCE N1°45'17"W, 576.68' ALONG THE WESTERLY LINE OF SAID PARCEL 1, TO THE NORTHWEST CORNER OF SAID PARCEL 1 AS WITNESSED BY GRANITE MONUMENTS FOUND 3.85' SOUTHERLY FROM SAID CORNER OF SAID PARCEL 1, 11.10' TO AN IRON PIPE FOUND, 11.10' TO AN IRON PIPE FOUND, 11.10' TO THE PLACE OF BEGINNING; ALSO INCLUDING THE LANDS BETWEEN SAID MEANDER LINE AND SAID SHORELINE; SAID PARCEL CONTAINS 6.34 ACRES MORE OR LESS.

TAX PARCEL IF00004A
RECORDED LEGAL DESCRIPTION
(WARRANTY DEED, DOC. NO. 893356)

PARCEL 1: A parcel of land located in Section 3, T1N, R17E, Town of Linn, Walworth County, Wisconsin, being a part of Lot 1, The Folly Subdivision, more particularly described as follows: Commencing at the Northeast corner of Lot 1, The Folly Subdivision; thence North 88° 45' West along the North line of said Lot 1, 379.25 feet; thence South 00° 40' East 578 feet; thence North 88° 51' West 130 feet; thence South 00° 42' West 140.71 feet to the point of beginning, which point is located on the Southerly line of a 20 foot right-of-way; thence North 43° 11' 34" East along the Southerly line of said right-of-way 35.66 feet; thence South 00° 43' 57" West 259.49 feet; thence South 66° 17' 11" East 32.05 feet; thence South 88° 10' 45" East 46.52 feet; thence South 00° 41' 39" West 681.97 feet to the shore of Lake Geneva; thence Westerly along the shore 101 feet more or less to a point that is located 100 feet West (measured at right angles) from the last described course; thence North 00° 42' East 917.27 feet to the point of beginning.

TAX PARCEL IF00004A
ADJUSTED LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, BEING PART OF LOT 1, THE FOLLEY SUBDIVISION, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT A RAILROAD RAIL ROAD MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE, ALONG THE NORTH LINE OF SAID LOT 1, S89°36'17" W, 377.84', TO THE NORTHWEST CORNER OF PARCEL 1 IN WARRANTY DEED, DOCUMENT NO. 872791, AS WITNESSED BY GRANITE MONUMENTS FOUND 3.85' SOUTHERLY AND 3.85' EASTERLY OF SAID CORNER; THENCE S11°45'17" E, 576.68' ALONG THE WESTERLY LINE OF SAID PARCEL 1 TO AN IRON PIPE FOUND; THENCE S89°43'22" E, 50.00' TO THE PLACE OF BEGINNING; SAID PARCEL 1 IN WARRANTY DEED, DOCUMENT NO. 872791, BEING THE LANDS HEREAFTER DESCRIBED: THENCE S40°54'24" E, 125.61' TO AN IRON BAR SET; THENCE S89°58'15" E, 114.28' TO AN IRON BAR SET; THENCE S11°10'29" E, 262.58' TO AN IRON BAR SET; THENCE S89°53'21" W, 81.89' TO AN IRON BAR SET; THENCE S40°41'21" E, 297.66' TO AN IRON BAR SET; THENCE N55°13'44" E, 81.90' TO AN IRON BAR SET; THENCE S34°46'16" E, 53.30' TO AN IRON BAR SET; THENCE S55°13'44" W, 77.23' TO AN IRON BAR SET; THENCE S40°54'20" E, 306.39' TO AN IRON BAR SET ON THE MEANDER LINE OF GENEVA LAKE, SAID PARCEL 1 IN WARRANTY DEED, DOCUMENT NO. 872791, BEING THE LANDS HEREAFTER DESCRIBED: THENCE S85°53'59" W, ALONG SAID MEANDER LINE, 21.28' TO AN IRON PIPE FOUND; S89°15'44" W, CONTINUING ALONG SAID MEANDER LINE, 99.93' TO A CONCRETE MONUMENT FOUND ON THE WEST LINE OF THE LANDS DESCRIBED AS PARCEL 1 IN WARRANTY DEED, DOCUMENT NO. 893356, SAID MONUMENT BEING N°45°47' W, 36.6' - FROM SAID SHORELINE; THENCE N°45°47' W, ALONG SAID WEST LINE, 884.30' TO AN IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID PARCEL 1 IN WARRANTY DEED, DOCUMENT NO. 893356; THENCE S89°43'22" E, 50.00' TO THE PLACE OF BEGINNING; SAID PARCEL 1 IN WARRANTY DEED, DOCUMENT NO. 872791, BEING THE LANDS HEREAFTER DESCRIBED: THENCE S40°54'24" E, 125.61' TO AN IRON BAR FOUND MARKING THE WESTERLY CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 IN WARRANTY DEED, DOCUMENT NO. 872791, N89°43'22" E, 50.00' TO THE PLACE OF BEGINNING; ALSO INCLUDING THE LANDS BETWEEN SAID MEANDER LINE AND SAID SHORELINE; SAID PARCEL CONTAINS 2.84 ACRES MORE OR LESS.

- ## LEGEND
- | | |
|------|-------------------------------|
| ● | 1" IRON PIPE - FOUND |
| ■ | 5/8" IRON BAR - FOUND |
| ▣ | FOUND GRANITE MONUMENT |
| ⊕ | FOUND CONCRETE MONUMENT |
| ∅ | SET 5/8" IRON BAR - 1.13#L.F. |
| ☒ | UTILITY PEDISTAL |
| ⚡ | POWER POLE |
| ⊞ | TRANSFORMER |
| ⌚ | TELECOMMUNICATIONS PEDISTAL |
| ○○○○ | RETAINING WALL |

- NOTES:
1. BEARINGS HEREON ARE IN THE WISCONSIN STATE COORDINATE SYSTEM-SOUTH ZONE.
2. ADDITIONAL LANDS AND EASEMENTS IN WARRANTY DEEDS DOC. NO.'S 872791 AND 893358 WERE NOT SURVEYED AS PART OF THIS PLAT OF SURVEY AND SHALL BE CONVEYED WITH THESE ADJUSTED PARCELS.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

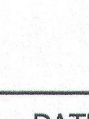
KENNETH B. MEHRING S - 2838
Wisconsin Registered Land Surveyor
(original if signed in red)

RECEIVED
APR 17 2015
By [Signature]

IF-4
IF-4A 117-3773

INITIALS		DATE	
DESIGNED	N/A	xx/xx/xx	
DRAWN	KBM	12/22/14	
CHECKED	KBM	12/22/14	

0 60'



SCALE

PROJECT NO.
13-062

SHEET NO.

1 OF 1