

# ALTA/ACSM LAND TITLE SURVEY

PART OF THE NORTHEAST 1/4 OF SECTION 6, AND THE NORTHWEST 1/4 OF SECTION 5,  
IN TOWN 1 NORTH, RANGE 17 EAST, ALSO PART OF THE SOUTHEAST 1/4  
OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN  
WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION AS PROVIDED IN A.L.T.A. COMMITMENT No. 69576, EFFECTIVE DATE AUGUST 16, 1999  
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 6 AND IN THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH,  
RANGE 17 EAST AND IN THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN,  
DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTH 1/4 SECTION CORNER OF SAID SECTION 6; THENCE S 89°20' E  
ALONG THE SECTION LINE, 802.65 FEET TO A POINT LOCATED ON THE SOUTHEASTLY LINE OF THE CHICAGO & NORTHWESTERN  
RAILROAD PROPERTY AND THE PLACE OF BEGINNING; THENCE CONTINUE S 89°20' E, 30.60 FEET; THENCE S 03°16' E, 397.20  
FEET; THENCE N 66°04', 253.82 FEET; THENCE S 65°42' E, 211.76 FEET; THENCE S 88°07', 705.12 FEET; THENCE  
S 87°19' E, 703.34 FEET; THENCE N 84°39' E, 518.16 FEET TO THE WESTERLY LINE OF STATE TRUNK HIGHWAY "36";  
THENCE N 00°35' W ALONG THE WEST LINE OF SAID HIGHWAY, 71.07 FEET; THENCE N 45°41' W ALONG THE SOUTHWESTERLY  
LINE OF STATE TRUNK HIGHWAY No. "50", 182.57 FEET TO THE POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE LINE OF SAID HIGHWAY No.  
"50" AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1522.4 FEET TO A POINT LOCATED N 71°07' W, 1025.06 FEET FROM  
THE LAST MENTIONED POINT AND A POINT OF TANGENCY; THENCE N 51°26' W ALONG THE SOUTHWESTERLY LINE OF STATE TRUNK  
HIGHWAY No. "50", 640.20 FEET TO THE SOUTHEASTLY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD PROPERTY; THENCE  
SOUTHWESTERLY ALONG THE CURVED SOUTHEASTLY LINE OF SAID RAILROAD PROPERTY TO A POINT LOCATED S 48°01' W, 816.00  
FEET FROM THE LAST MENTIONED POINT AND THE PLACE OF BEGINNING.

\*NOTE: THIS LEGAL DESCRIPTION AS PROVIDED IN THE TITLE COMMITMENT DOES NOT MEET THE CLOSURE  
REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY - RURAL SURVEY CLASS

LEGAL DESCRIPTION OF BOUNDARY AS DETERMINED BY FIELD LOCATION OF EXISTING MONUMENTATION AND  
MATHEMATICAL COMPUTATIONS

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 6 AND THE NORTHWEST 1/5 OF SECTION 5, TOWN 1 NORTH,  
RANGE 17 EAST, AND IN THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN WALWORTH COUNTY,  
AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE S 89°20'00" E ALONG  
THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, 779.13 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE  
S 89°20'00" E ALONG SAID NORTH LINE, 54.12 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF WILLABAY  
SHORES CONDOMINIUM; THENCE S 00°08'15" W, 396.78 FEET ALONG THE EAST LINE OF WILLABAY SHORES CONDOMINIUM  
TO A FOUND IRON PIPE AND THE NORTHWEST CORNER OF WILLABAY WOODS SUBDIVISION; THENCE N 68°12'50" E ALONG THE  
NORTH LINE OF SAID WILLABAY WOODS SUBDIVISION, 253.41 FEET TO A FOUND IRON PIPE; THENCE CONTINUE ALONG SAID  
SUBDIVISION NORTH LINE S 65°42'18" E, 211.76 FEET TO A FOUND IRON PIPE; THENCE CONTINUE ALONG SAID SUBDIVISION  
NORTH LINE S 88°02'12" E, 705.30 FEET TO A FOUND IRON PIPE; THENCE CONTINUE ALONG SAID SUBDIVISION NORTH LINE  
S 87°23'37" E, 703.53 FEET TO A FOUND IRON PIPE ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, SAID  
POINT BEING THE NORTHEAST CORNER OF SAID WILLABAY WOODS SUBDIVISION; THENCE N 84°44'12" E, 518.16 FEET TO A  
FOUND IRON PIPE ON THE WEST RIGHT OF WAY LINE OF GENEVA STREET (S.T.H. "36"); THENCE N 00°32'03" W ALONG SAID  
WEST RIGHT OF WAY LINE, 71.07 FEET TO A SET 3/4" IRON ROD; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N 45°38'10" W,  
197.77 FEET TO AN FOUND IRON PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY "50"; THENCE  
S 89°19'49" W ALONG SAID SOUTHERLY RIGHT OF WAY LINE 182.40 FEET TO A FOUND IRON PIPE; THENCE 1048.94 FEET ALONG  
SAID SOUTHERLY RIGHT OF WAY LINE AND AN ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N 71°07'00" W, 1028.31  
FEET AND THE RADIUS BEING 1522.40 FEET TO A SET 3/4" IRON ROD; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE  
N 51°24'15" W, 640.20 FEET TO A SET 3/4" IRON ROD LOCATED ON THE SOUTHEASTLY LINE OF THE CHICAGO & NORTHWESTERN  
RAILROAD COMPANY PROPERTY (ABANDONED); THENCE 821.60 FEET ALONG SAID SOUTHEASTLY LINE AND AN ARC OF A CURVE TO  
THE LEFT WHOSE CHORD BEARS S 47°49'02" W, 815.67 FEET TO THE PLACE OF BEGINNING.

## ~FLOOD ZONE DESIGNATION~

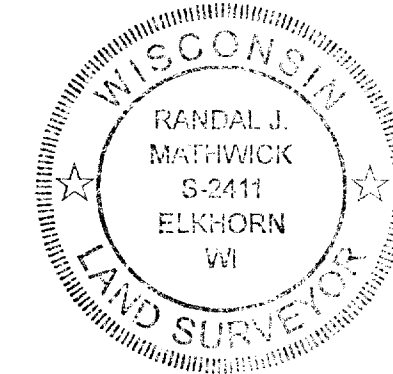
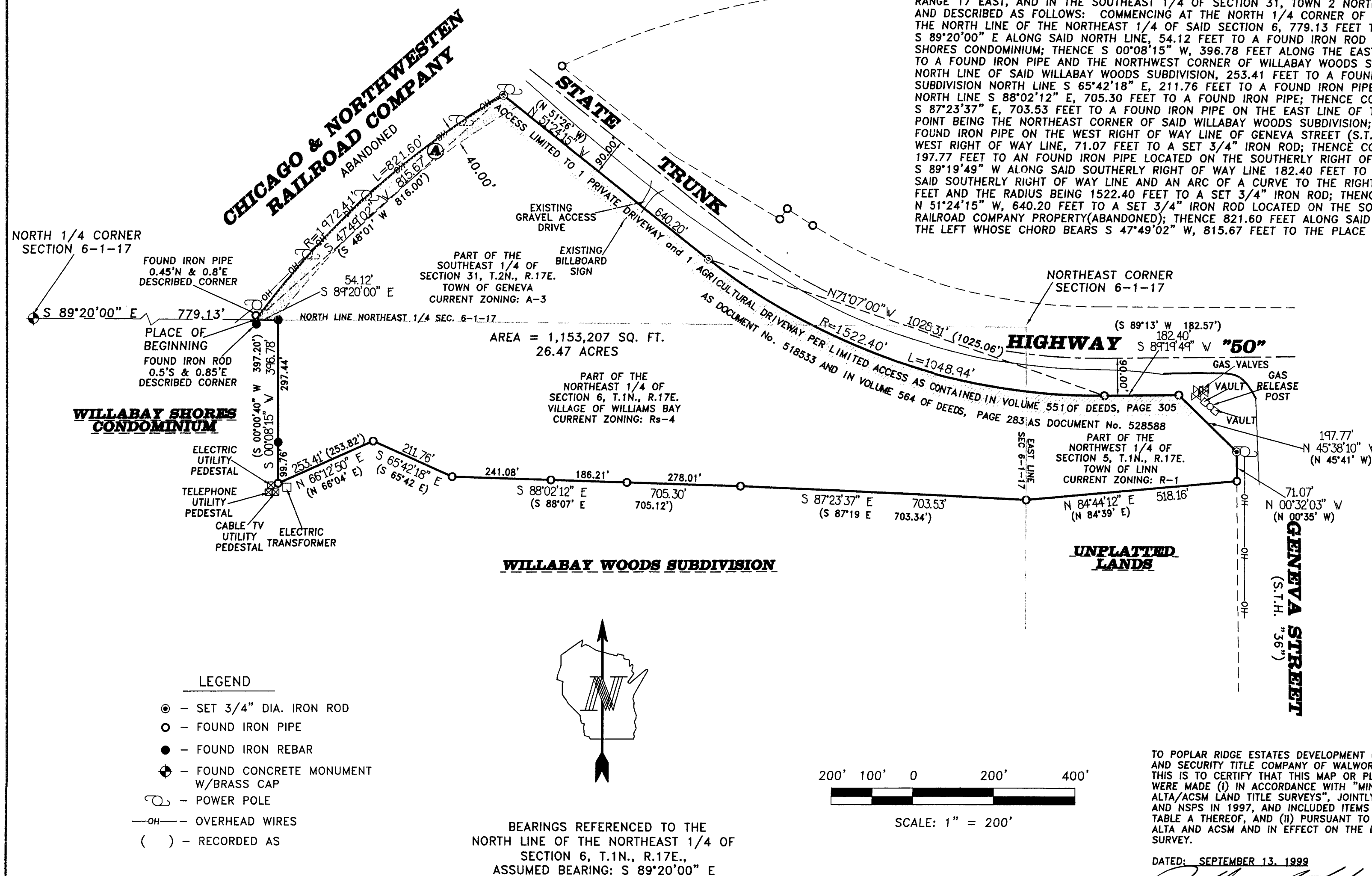
- 1) FLOOD ZONE DESIGNATION - ZONE "C"  
PER FLOOD INSURANCE RATE MAP  
COUNTY OF WALWORTH, WISCONSIN  
(UNINCORPORATED AREAS)  
COMMUNITY-PANEL No. 550462 0130 B  
EFFECTIVE DATE: AUGUST 15, 1983  
and FLOOD INSURANCE RATE MAP  
VILLAGE OF WILLIAMS BAY, WISCONSIN  
WALWORTH COUNTY  
COMMUNITY-PANEL No. 550594 0005 B  
EFFECTIVE DATE: MAY 15, 1984

## ~ZONING INFORMATION~

- 1) VILLAGE OF WILLIAMS BAY: Rs-4  
SINGLE FAMILY RESIDENTIAL DISTRICT  
BUILDING HEIGHT - 35 FEET MAXIMUM  
MINIMUM SETBACKS  
STREET - 30 FEET  
SIDE - 15 FEET  
REAR - 30 FEET
- 2) TOWN OF LINN: R-1  
SINGLE FAMILY RESIDENTIAL DISTRICT (UNSEWERED)  
BUILDING HEIGHT - 45 FEET MAXIMUM  
MINIMUM SETBACKS  
REAR - 25 FEET  
SIDE - 15 FEET  
STREET  
SUBDIVISION ROAD - 25 FEET  
TOWN ROAD - 50 FEET  
COUNTY ROAD - 65 FEET  
STATE & FEDERAL HIGHWAY - 85 FEET
- 3) TOWN OF GENEVA: A-3  
AGRICULTURAL LAND HOLDING DISTRICT  
LOT (FARM SIZE) - 35 ACRES  
BUILDING HEIGHT - 45' MAXIMUM  
MINIMUM SETBACKS  
REAR - 100 FEET  
SIDE - 20 FEET  
STREET  
SUBDIVISION ROAD - 25 FEET  
TOWN ROAD - 50 FEET  
COUNTY ROAD - 65 FEET  
STATE & FEDERAL HIGHWAY - 85 FEET

## ~EASEMENTS OF RECORD~

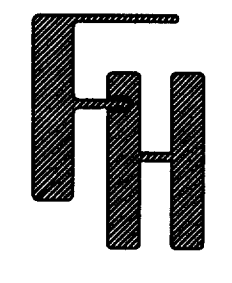
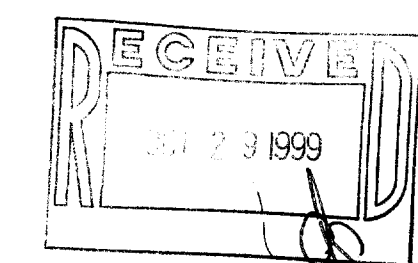
- A) 40 FOOT WIDE ELECTRIC LINE EASEMENT  
FROM MARY FOWLER TO WISCONSIN POWER  
AND LIGHT COMPANY DATED MARCH 23, 1957  
AND RECORDED IN THE OFFICE OF THE REGISTER  
OF DEEDS FOR WALWORTH COUNTY ON APRIL  
20, 1957 IN VOLUME 510 OF RECORDS ON  
PAGE 271 AS DOCUMENT No. 489476  
AS SHOWN



TO POPLAR RIDGE ESTATES DEVELOPMENT COMPANY, MARVIN CLAUSEN, JOYCE CLAUSEN  
AND SECURITY TITLE COMPANY OF WALWORTH COUNTY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED  
WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM  
AND NSPS IN 1997, AND INCLUDED ITEMS 1, 3, 4, 6, 8, 10, 11, 13, 15, AND 16, OF  
TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY  
ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A RURAL  
SURVEY.

DATED: SEPTEMBER 13, 1999

Randal J. Mathwick, RLS No. S-2411



FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING • ARCHITECTURE • SURVEYING  
7 RIDGWAY COURT  
P.O. BOX 437  
ELKHORN, WI 53121  
OFFICE: (414)723-2098  
FAX: (414)723-5886

ALTA/ACSM SURVEY  
PART OF THE NE1/4 OF SECTION 6, NW1/4 OF  
SECTION 5, T.1N., R.17E., AND THE  
SE1/4 OF SECTION 31, T.2N., R.17E.  
WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY:  
ALLISON MSNER  
GENEVA RESORT PROPERTIES  
704 WISCONSIN STREET  
LAKE GENEVA, WISCONSIN

REVISIONS

SCALES:  
1" = 200'  
DATE:  
9-23-99  
PROJECT NO.  
5376ALTA  
SHEET NO.  
1 of 1

IL-S-5  
WWUP-84  
JG-31-9A

117-1835