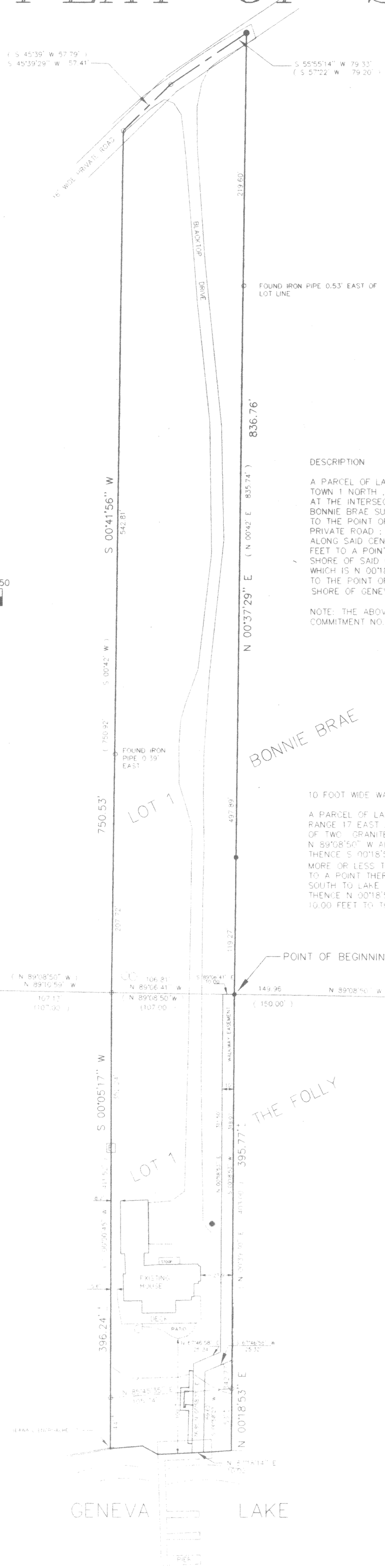
PLAT OF SURVEY



50 0 50 100 150

Scale 1" = 50'

BEARINGS ARE REFERENCED TO THE RECORD PLAT OF BONNIE BRAE SUBDIVISION

LEGEND

- ○ FOUND IRON PIPE
- ● FOUND IRON ROD
- ○ MANHOLE
- ● WELL
- [E] ELECTRICAL PEDESTAL
- (XXXX) RECORDED AS
- FENCE
- ● FOUND RAILROAD SPIKE

DESCRIPTION

A PARCEL OF LAND LOCATED IN BONNIE BRAE SUBDIVISION AND IN THE FOLLY SUBDIVISION, ALL IN SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF TWO BARRE GRANITE MONUMENTS AT THE SOUTHEAST CORNER OF LOT 1 OF SAID BONNIE BRAE SUBDIVISION; THENCE N 89°08'50" W ALONG THE SOUTH LINE OF SAID SUBDIVISION 149.96 FEET TO THE POINT OF BEGINNING; THENCE N 00°37'29" E 836.76 FEET TO THE CENTERLINE OF A 16 FOOT WIDE PRIVATE ROAD; THENCE S 55°55'14" W ALONG SAID CENTERLINE 79.33 FEET; THENCE S 45°39'29" W ALONG SAID CENTERLINE 57.41 FEET; THENCE S 00°41'56" W 750.53 FEET; THENCE S 00°05'17" W 352.24 FEET TO A POINT ON A LINE MEANDERING GENEVA LAKE SAID POINT IS N 00°05'17" E 44 FEET FROM THE SHORE OF SAID GENEVA LAKE; THENCE ALONG SAID MEANDER LINE N 85°45'35" E 105.74 FEET TO A POINT WHICH IS N 00°18'53" E 53' FROM THE SHORE OF SAID LAKE GENEVA; THENCE N 00°18'53" E 342.77 FEET TO THE POINT OF BEGINNING. ALSO INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE SHORE OF GENEVA LAKE.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS PARCEL IN SCHEDULE A OF TITLE COMMITMENT NO. WAL-34540 CHICAGO TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JUNE 15, 1998.

10 FOOT WIDE WALKWAY EASEMENT TO THE SHOPE OF LAKE GENEVA

A PARCEL OF LAND LOCATED IN LOT 1 THE FOLLY A SUBDIVISION LOCATED IN SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS, COMMENCING AT THE INTERSECTION OF TWO GRANITE MONUMENTS AT THE NORTHEAST CORNER OF LOT 1 OF SAID FOLLY SUBDIVISION; THENCE N 89°08'50" W ALONG THE NORTH LINE OF SAID SUBDIVISION 149.96 FEET TO THE POINT OF BEGINNING; THENCE S 00°18'53" W 318.07 FEET; THENCE S 67°46'58" W 25.32 FEET; THENCE S 00°58'27" W 69.62 FEET MORE OR LESS TO THE SHORE OF LAKE GENEVA, THENCE SOUTHWESTERLY ON THE SHOPE OF LAKE GENEVA TO A POINT THEREIN WHICH IS (10) FEET WEST OF MEASURED AT RIGHT ANGLES TO SAID LINE RUNNING SOUTH TO LAKE GENEVA; THENCE N 00°58'27" E 76.85 FEET; THENCE N 67°46'58" E 25.24 FEET; THENCE N 00°18'53" E 311.50 FEET TO THE NORTH LINE OF LOT 1 THE FOLLY; THENCE S 89°06'41" E 10.00 FEET TO THE POINT OF BEGINNING.

RECEIVED
MAR 1 2002

THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL THE PROPERTY EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE 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 FOR THE NEXT WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

JOHN P. KROTT, P.L.S. S-2258

WISCONSIN JOHN P. KROTT S-2258 MUKWONAGO, WIS. LAND SURVEYOR

ORDERED BY:
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IF-1A 117-2093
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