

APPARENT EASEMENT
10' WIDE CONCRETE DRIVE
USED BY OTHERS

PLAT OF SURVEY

-OF-

A PARCEL OF LAND LOCATED IN SECTION 3, T.1.N., R.17.E. WALWORTH COUNTY, WISCONSIN. BEING PART OF LOT 1 THE FOLLY SUBDIVISION. DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 1 THE FOLLY SUBDIVISION; THENCE N 88°45' W ALONG THE NORTH LINE OF SAID LOT 1, 379.25 FEET; THENCE S 00°40' E 578 FEET; THENCE N 88°51' W 130.00 FEET; THENCE S 00°42' W 140.71 FEET TO THE POINT OF BEGINNING WHICH POINT IS LOCATED ON THE SOUTHERLY LINE OF A 20 FOOT RIGHT-OF-WAY; THENCE N 43° 11'34" E ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY 35.66 FEET; THENCE S 00°43'57" W 259.49 FEET; THENCE S 66°17'11" E 32.05 FEET; THENCE S 88°10'44" E 46.52 FEET; THENCE S 00°41'39" W 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 N 00°42' E 917.27 FEET TO THE POINT OF BEGINNING.

AREA= 1.71 ACRES
74538 SQ. FT.

NOTE EASEMENT PLACED ACCORDING
TO THE SHORE LINE IN 1998 PLACEMENT
ACCORDING TO 2012 SHORE LINE
WOULD BE APPROXIMATELY 4 FEET
FURTHER NORTH ON THE EAST AND
5 FEET FURTHER NORTH ON WEST.

DOCH 609908
16' WIDE UTILITY EASEMENT
VOL. 1 PAGE 165 OF RECORDS

SHED

ASPHALT

BLOCK RETAINING WALL

EXISTING HOUSE

DECK

DECK

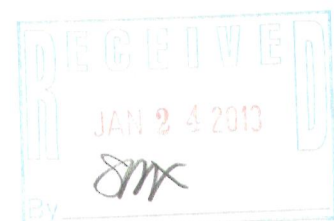
150' BUILDING SET BACK LINE
FROM THE LAKE VOL. 560
PAGE 652, DOC. # 525861

GENEVA LAKE

LEGEND

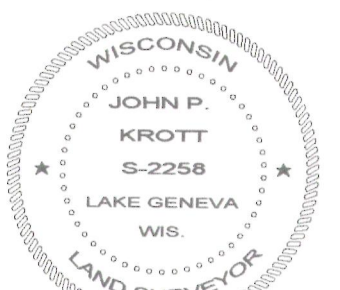
- OVER HEAD UTILITIES
- UTILITY POLE
- LIFT TANK
- ⊕ HOLDING TANK
- ⊙ WELL
- ⊕ CONCRETE MONUMENT
- FOUND IRON PIPE
- FOUND IRON BAR
- SET IRON BAR
- (XX) RECORDED AS

JOB # 98-191 TAX ID # IF00004A



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.



DATED THIS 10th, DAY OF OCTOBER, 1998
DATE OF LAST REVISION: 12 / 20 / 2012

JOHN KROTT S - 2258
Wisconsin Registered Land Surveyor
(original if signed in red)

117-3499