PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 15

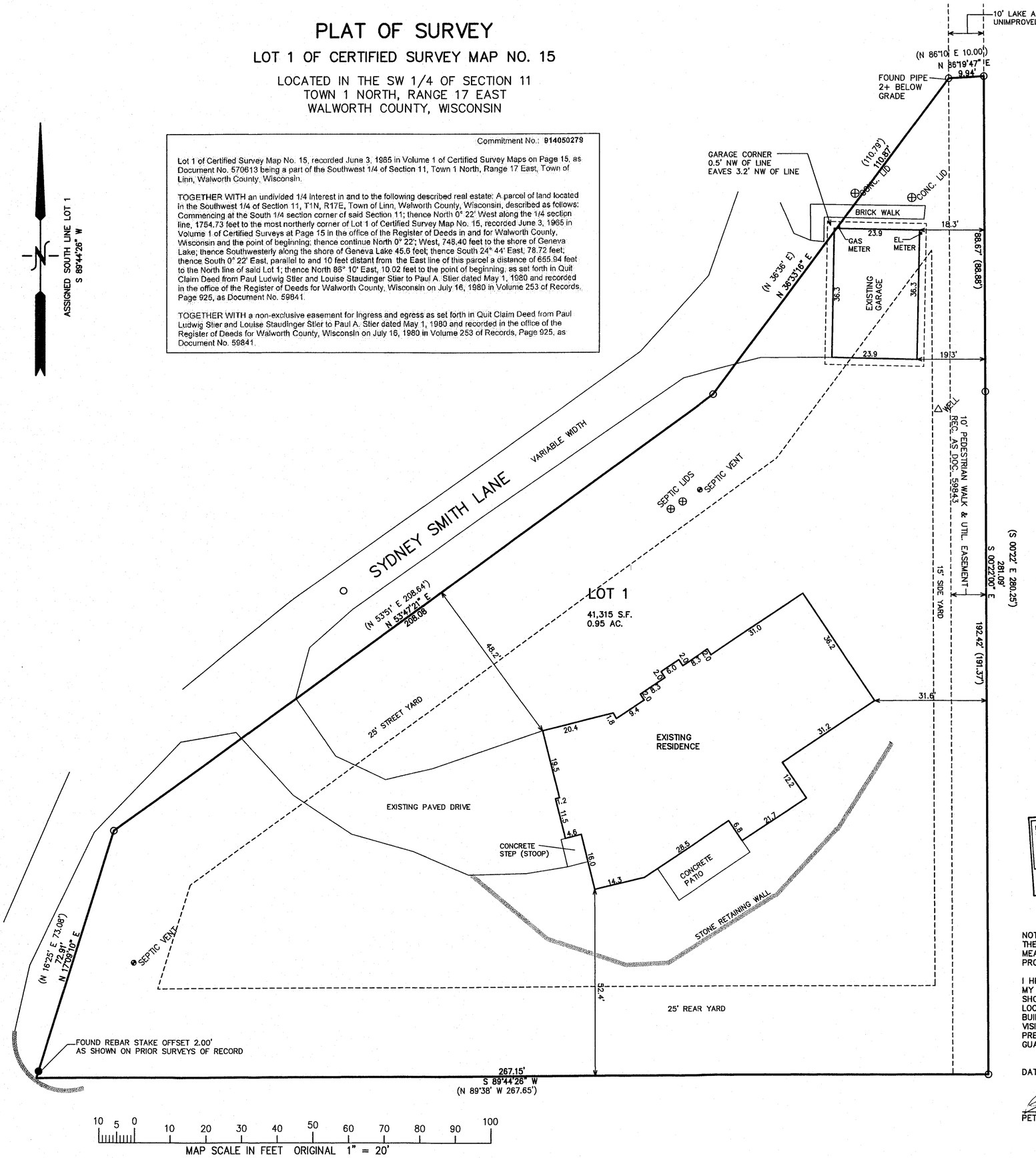
LOCATED IN THE SW 1/4 OF SECTION 11
TOWN 1 NORTH, RANGE 17 EAST
WALWORTH COUNTY, WISCONSIN

Commitment No.: **914050279**

Lot 1 of Certified Survey Map No. 15, recorded June 3, 1965 in Volume 1 of Certified Survey Maps on Page 15, as Document No. 570613 being a part of the Southwest 1/4 of Section 11, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.

TOGETHER WITH an undivided 1/4 interest in and to the following described real estate: A parcel of land located in the Southwest 1/4 of Section 11, T1N, R17E, Town of Linn, Walworth County, Wisconsin, described as follows: Commencing at the South 1/4 section corner of said Section 11; thence North 0° 22' West along the 1/4 section line, 1754.73 feet to the most northerly corner of Lot 1 of Certified Survey Map No. 15, recorded June 3, 1965 in Volume 1 of Certified Surveys at Page 15 in the office of the Register of Deeds in and for Walworth County, Wisconsin and the point of beginning; thence continue North 0° 22'; West, 748.40 feet to the shore of Geneva Lake; thence Southwesterly along the shore of Geneva Lake 45.6 feet; thence South 24° 44' East, 78.72 feet; thence South 0° 22' East, parallel to and 10 feet distant from the East line of this parcel a distance of 655.94 feet to the North line of said Lot 1; thence North 85° 10' East, 10.02 feet to the point of beginning, as set forth in Quit Claim Deed from Paul Ludwig Stier and Louise Staudinger Stier to Paul A. Stier dated May 1, 1980 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 16, 1980 in Volume 253 of Records, Page 925, as Document No. 59841.

TOGETHER WITH a non-exclusive easement for ingress and egress as set forth in Quit Claim Deed from Paul Ludwig Stier and Louise Staudinger Stier to Paul A. Stier dated May 1, 1980 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 16, 1980 in Volume 253 of Records, Page 925, as Document No. 59841.



NOTES:
SETBACKS (YARDS) SHOWN SHOULD BE CONFIRMED WITH THE WALWORTH COUNTY ZONING OFFICE THE SIDE AND REAR YARDS COULD BE FLIP FLOPPED DEPENDING ON INTERPRETATIION BY THE ZONING OFFICER.

GAS EASEMENT REC. IN VOL. 626 OF DEEDS, PG. 15 ALLOWS FOR GAS MAINS AND APPURTENANCES WITH NO WIDTH NOR LOCATION.

ROW REC. AS DOC. 427313 REFERS TO THE ACCESS ONTO SOUTH LAKESHORE DRIVE WITH NO SPECIFIC DIMENSIONS OR LOCATION.

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

RECEIVED
JUN 17 2014
By

WISCONSIN
PETER S. GORDON
S-2911
ELKHORN, WI
LAND SURVEYOR

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: MAY 15, 2014

REVISED 06-02-2014
REFLECT ROW WIDTH CORRECTLY

PETER S. GORDON

WORK ORDERED BY:
KEEFE REAL ESTATE
PO BOX 460
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. 9031
DATE: 05-15-2015
SHEET NO. 1 OF 1

6/2/2014 X:\Projects\9031\DCAD\SURVEY

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