

WORK ORDERED BY:
REBECCA ORTH
N2205 BONNIE BRAE
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) 723-5866

REVISIONS

PROJECT NO.
9440

DATE
12-24-2015

SHEET NO.
1 OF 1

PLAT OF SURVEY
PART OF THE NE 1/4 OF THE SE 1/4 SECTION 4
TOWN 1 NORTH, RANGE 17 EAST
WALWORTH COUNTY, WISCONSIN

TAX PARCEL IBB 00002A
TAX PARCEL IBB 00002A1

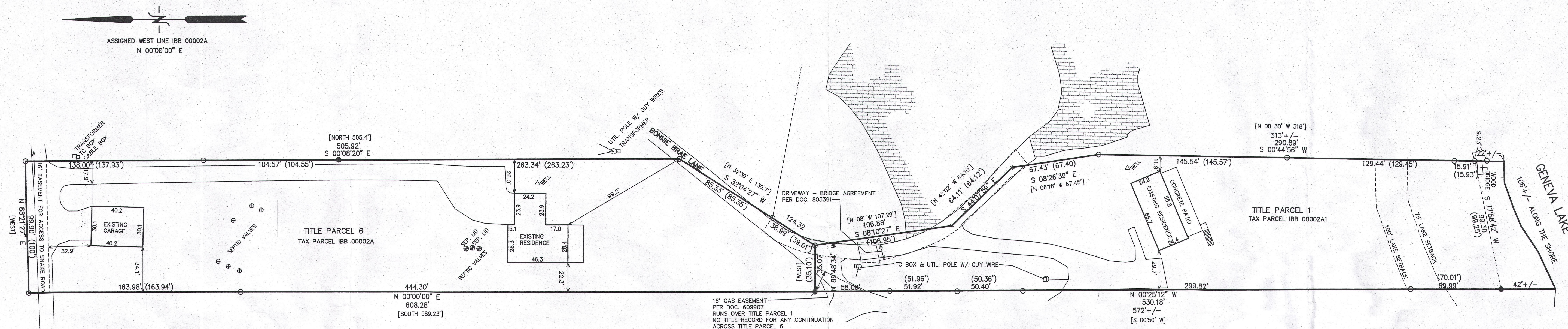


EXHIBIT "A"
Legal Description

PARCEL 1:
That part of parcel of Lot 1 in Bonnie Brae, a subdivision of parts of Sections 3 and 4, T1N, R17E, Town of Linn, Walworth County, Wisconsin, described as follows:

Beginning at a point 5 feet South of a 3/4 inch iron pipe being the shore line of Geneva Lake, and said point being 480 feet East of the West line of said Lot 1, thence North 0° 30' West, 318 feet to a 3/4 inch iron pipe at the West edge of a stone drive, thence North 6° 18' West, 57.45 feet to a 3/4 inch iron pipe on the centerline of a road, thence North 42° 02' West, 64.10 feet to a 3/4 inch iron pipe in the center of the road, thence North 8° West, 107.29 feet to a 3/4 inch iron pipe in the centerline of the road, thence West to a point 350 feet East of the West line of said Lot 1; thence South 0° 50' West to the shore of Geneva Lake, thence Easterly and Northeasterly along the shore of Geneva Lake to the place of beginning.

Tax Key No: IBB 00002A1

PARCEL 2:
A non-exclusive easement for purposes of ingress and egress for the benefit of Parcel 1 (described in deed from William Simmons, Theresa A. Simmons, and Charles W. Kehoe to H.C. Peterson and Ethel M. Peterson dated November 4, 1941 and recorded on November 5, 1941 in Volume 255 of Deeds at page 13, Walworth County Records as Document No. 351558.

PARCEL 3:
A non-exclusive easement for purposes of ingress and egress for the benefit of Parcel 1 being Northerly to the easement described above (Parcel 2), said easement to be 16 feet wide and the centerline of which shall be 350 feet East of the West line of Lot 1.

PARCEL 4:
A non-exclusive easement for purposes of ingress and egress for the benefit of Parcel 1 over and across the present road contiguous to the parcel of land immediately to the West of the parcel herein conveyed and across a portion of the property herein conveyed to be used in common with the grantor, his heirs and assigns for a distance Southerly from the North line of the property herein conveyed of 400 feet.

PARCEL 5:
A non-exclusive easement for purposes of ingress and egress for the benefit of Parcel 1 as set forth in Driveway Bridge Agreement dated September 30, 2010 and recorded November 22, 2010 as Document No. 803391.

PARCEL 6:

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ALTA Commitment (09/1/2009) Page 2 WACDTFMS-01FMS-01LX-0208-SPS-9-15-WA-6520

EXHIBIT "A"
Legal Description

Part of Lot 1 of Bonnie Brae Subdivision, located in Sections 3 and 4 of T1N, R17E, Town of Linn, Walworth County, Wisconsin, described as follows, to-wit:

Commencing 5 feet South of a 3/4 inch pipe being on the shoreline of Geneva Lake and 450 feet East of the West line of said Lot 1, thence North 0° 30' West, 318 feet to an iron pipe at the West edge of a stone drive, thence North 6° 18' West, 57.45 feet to an iron pipe in the centerline of the road, thence North 42° 02' West, 64.10 feet to an iron pipe in the centerline of the road, thence North 8° West, 107.29 feet to an iron pipe in the centerline of the road and the place of beginning of the description of parcel conveyed by this deed, thence North 22° 30' East, 130.7 feet more or less to a point that is 460 feet East of the West line of said Lot 1, thence North 05° 44' feet to an iron pipe, thence West 108 feet, thence South 585.23 feet more or less to the Northwest corner of the land owned by Richard L. Buckley as shown on page 247 of Volume 481 of Deeds; thence East along the North line of said land to the place of beginning.

Tax Key No: IBB 00002A

SURVEYORS NOTES:

TITLE PARCELS 2, 3, AND 4 ARE INGRESS AND EGRESS EASEMENTS PROVIDING DESCRIPTIONS FOR BONNIE BRAE LAND FROM THE SUBJECT SITE TO SNAKE ROAD (A PUBLIC RIGHT OF WAY) AND ACROSS TITLE PARCEL 1 PROVIDING ACCESS TO THE PROPERTY TO THE WEST. THESE PARCELS HAVE BEEN REVIEWED BUT NOT FIELD SURVEYED. THEY CERTAINLY APPEAR TO ALLOW CLEAR UNOBSTRUCTED ACCESS FROM TITLE PARCEL 1 TO SNAKE ROAD.

THERE IS NO CLEAR DOCUMENTED EASEMENT IN TITLE FOR THE 16 WIDE ACCESS EASEMENT ACROSS THE NORTH 16 FEET OF TITLE PARCEL 6 TO SNAKE ROAD PROVIDED.
THERE IS A SURVEY OF RECORD FOR THE PROPERTY TO THE EAST WHERE DOCUMENT 351034 IS REFERENCED AS A RIGHT OF WAY OF 16 FEET WHICH CONNECTS WITH OUR TITLE PARCEL 2. IT IS UNCLEAR IF A. THERE EVER WAS A DIRECT GRANT OF EASEMENT TO THE POSSESSORS OF TITLE PARCEL 6 FOR THIS 16 WIDE STRIP OF LAND OR B. WHETHER THERE MAY BE PREScriptive RIGHTS FOR ACCESS OVER THIS STRIP OF LAND AS DOCUMENT NO. 351034 WAS RECORDED IN 1941 INDICATING THERE WAS A DRIVE AT THAT TIME WHICH IS STILL IN USE TODAY. LEGAL OPINIONS MAY BE REQUIRED TO ADDRESS THIS.

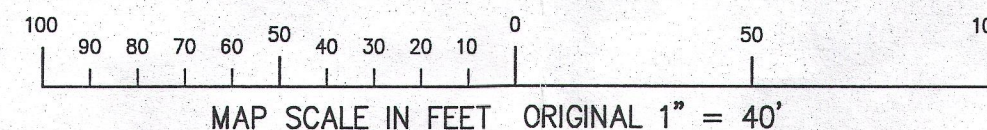
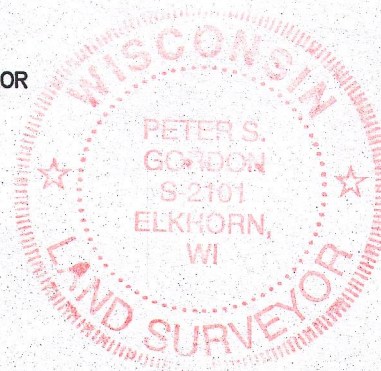
- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ✱ = SET IRON REBAR STAKE
 - * = FOUND PK NAIL
 - (XXX) = RECORDED AS ON PRIOR SURVEYS
 - [XXX] = TITLE RECORD DIMENSION

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.

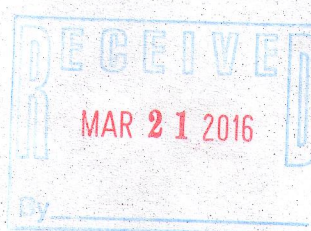
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, 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: DECEMBER 30, 2015

PETER S. GORDON P.L.S. 2101



MAP SCALE IN FEET ORIGINAL 1" = 40'



JAN 04 2016

1/4/2016 X:\Projects\8440\0040 SURVEY

1BB-2A1 1BB-2A

117-3889