

PLAT OF SURVEY

LOCATION: N2205 Bonnie Brae Lane, Town of Linn, Wisconsin.
PREPARED FOR: Lowell Management
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 6 feet South of a 3/4 inch iron pipe being the shore line of Geneva Lake, and said point being 450 feet East of the West line of said Lot 1; thence North 0° 50' West, 316 feet to a 3/4 inch iron pipe at the West edge of a stone drive; thence North 8° 18' West, 67.45 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 6, 1941 in Volume 285 of Deeds at page 13, Walworth County Records as Document No. 351585.

PARCEL 3:
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 to Richard L. Buckley and Robert J. Buckley dated November 26, 1955 and recorded on November 29, 1955 in Volume 491 of Deeds at page 247, Walworth County Records as Document No. 476533 described as 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 described in deed from William Simmons, Theresa A. Simmons to Richard L. Buckley and Robert J. Buckley dated November 26, 1955 and recorded on November 29, 1955 in Volume 491 of Deeds at page 247, Walworth County Records as Document No. 476533 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 Southwesterly 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.

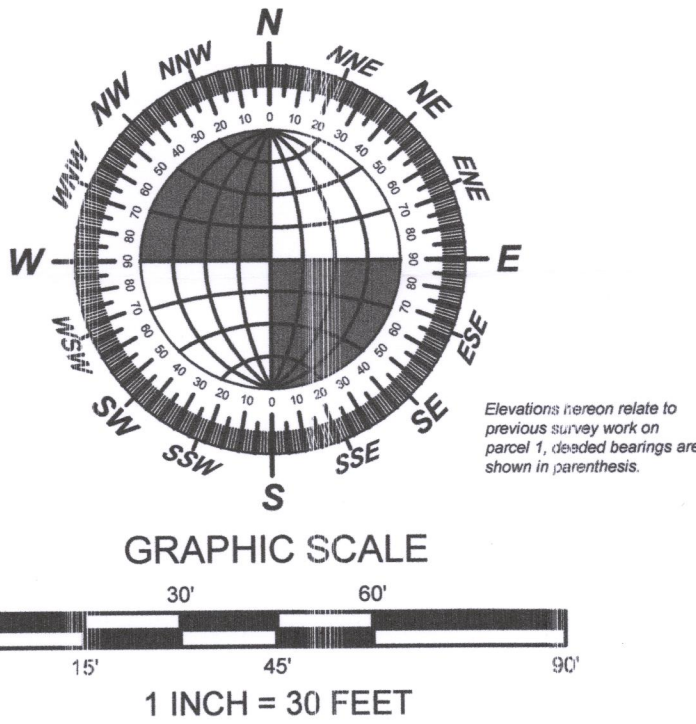
Notes:
1. "Parcels" referred to hereon were taken from Warranty Deed, Doc. No. 918876
2. The easements contained in Doc No. 351588 (Parcel 2) are located North and Northeasterly of the Subject Parcel (Parcel 1) and are not adjacent to the Subject Parcel.
3. Refer to the current Engineering Plans prepared for this site for additional proposed landscape features.

LEGAL DESCRIPTION OF PROPOSED EASEMENT VACATION:

The South 90.00' of a non-exclusive easement for purposes of ingress and egress described as Parcel 4 in Warranty Deed from Rebecca M. Orth to Bonnie Brae Partners, LLC dated January 14, 2016 and recorded January 18, 2016 as Document No. 918876, Walworth County records, previously described in deed from William Simmons, Theresa A. Simmons to Richard L. Buckley and Robert J. Buckley dated November 26, 1955 and recorded November 29, 1955 in Volume 491 of Deeds at page 247, Walworth County Records as Document No. 476533 over and across the present road contiguous to the parcel of land immediately to the West of and across a portion of the property described as Parcel 1 in Warranty Deed from Rebecca M. Orth to Bonnie Brae Partners, LLC dated January 14, 2016 and recorded January 18, 2016 as Document No. 918876, Walworth County records.

Easement Per Doc. 476533 over and across the present road contiguous to the parcel of land immediately West of the Subject parcel (Parcel 4) (Shaded). The description of this easement is vague and having no historical evidence relating to the location of the "Present Road" mentioned in the description, the exact intent of the easement cannot be determined.

- LEGEND**
- 1" Iron Pipe - Found
 - 3/4" Iron Bar - Found
 - Set 5/8" Iron Bar with Cap
 - ⚡ Power Pole
 - ☎ Telephone Pedestal
 - 📺 Cable TV Pedestal
 - 🔌 Transformer
 - ⛛ Curb stop
 - 🚰 Manhole
 - 📧 Mailbox
 - (xxx) "Recorded As" data



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.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

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.

DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, S-2646

DRAWING BY: DHS
FIELD WORK BY: LMG