

PLAT OF SURVEY

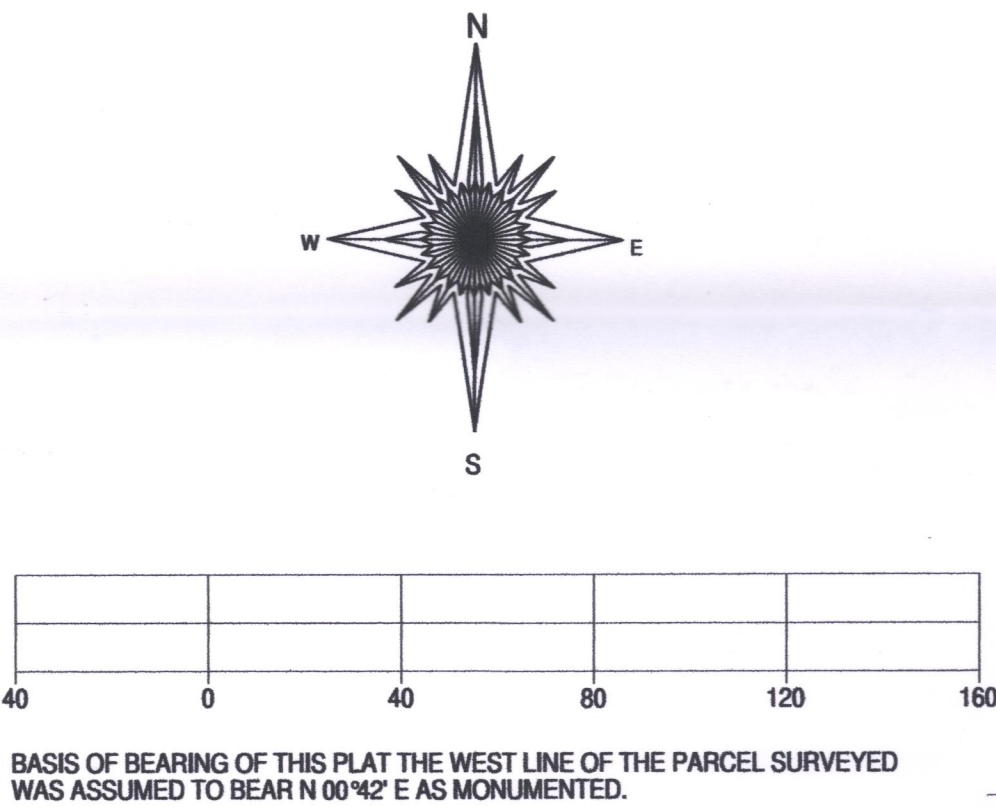
PART OF LOT 1 OF THE FOLLY, A SUBDIVISION LOCATED IN SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, COUNTY OF WALWORTH AND STATE OF WISCONSIN. (SEE ATTACHED EXHIBIT A FOR COMPLETE DESCRIPTION.)

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
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LAKE GENEVA, WI. 53147
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262-248-8303

PREPARED FOR
MARK LARKIN
KEEFE REAL ESTATE

Id	Radius	Arc Length	Chord	Ch Bear
C1	654.61'	39.99'	39.98'	N 60°23'00" E
C2	217.66'	39.89'	39.83'	N 53°23'01" E
C3	394.81'	39.96'	39.94'	N 45°14'03" E
C4	52.78'	38.24'	37.41'	N 63°05'17" E
C5	102.49'	39.50'	39.26'	N 72°47'29" E
C6	112.03'	78.84'	75.34'	N 42°06'05" E
C7	247.79'	136.44'	134.72'	N 28°13'30" E
C8	188.47'	99.61'	98.45'	N 38°51'30" E
C9	456.55'	99.60'	99.41'	N 17°28'00" E
C10	307.99'	105.38'	104.85'	N 21°01'00" E
C11	75.59'	39.06'	38.63'	N 15°48'30" E
C12	654.61'	39.99'	39.98'	N 60°23'00" E
C13	217.66'	12.01'	12.01'	N 57°03'10" E
C14	48.81'	34.25'	33.55'	S 31°10'30" W
C15	67.76'	52.04'	50.77'	S 27°58'22" W
C16	88.48'	66.23'	64.69'	S 28°32'04" W

Id	Bearing	Distance
L1	N 62°08'00" E	19.50'
L2	N 58°38'00" E	20.00'
L3	S 51°16'42" W	34.48'
L4	N 62°08'00" E	19.50'
L5	N 58°38'00" E	20.00'
L6	N 83°50'00" E	20.00'



- () = recorded as
■ = set iron bar
□ = found iron bar
○ = found iron pipe
● = set iron pipe

SCALE " = 1" = 40'

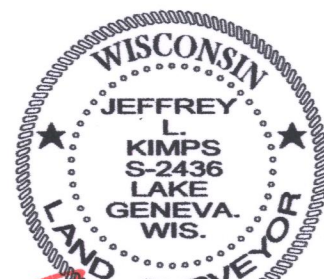
JOB # 17-131

TAX KEY # IF 00002

"I hereby certify that I have surveyed the above described property and that the above map is a true representation of its exterior boundary and shows the size and location of all visible structures, apparent easements and encroachments if any."

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title hereto, within one year from the date hereof.

DATED THIS 30TH DAY OF MAY, 2017.



JEFFREY L. KIMPS S-2436
Wisconsin Registered Land Surveyor
(original if signed in red)

117-404/

EXHIBIT A

Commitment No.: 917050302 - REV.

The following tract of land in Walworth County, State of Wisconsin: That part of Lot 1 in "The Folly", a Subdivision of a part of Section 3, T1N, R17E, in Walworth County, Wisconsin, according to the plat of said Subdivision on record in the office of the Register of Deeds for said Walworth County, described as follows: Commencing at a point on the shore of Geneva Lake at low water mark at a point 359 feet, more or less, East of the SW corner of Lot 1 aforesaid, said place of beginning being the Southeasterly corner of that certain tract of land conveyed by Frederick H. Bartlett to Carrie Ryerson by deed dated October 20, 1925 recorded in the Recorder's office of Walworth County, Wisconsin, November 5, 1925 in Volume 181 of Deeds, page 416 running thence North 42° East 38' more or less to a barre granite monument; thence continue North 42° East along the Easterly line of said tract conveyed to Carrie Ryerson 365 feet to an angle which is the NE corner of said tract conveyed to Carrie Ryerson, continue thence North 42° East, 4' to a barre granite monument; thence continue North 42° East 608.5 feet along the line of said Lot 1 to a barre granite monument, continue North 42° East 4' to a point which is 565.5 feet, East and 80.3 feet South of the 1/4 Section corner in the West line of said Section 3; thence South 88° and 51' East 125 feet along the line of said Lot 1; thence South 42° West and parallel with the Westerly line of the parcel herein described to the shore of Geneva Lake at low water mark; thence Westerly along the shore of said Geneva Lake at low water mark to the place of beginning, as shown on certified copy of recorded plat of "The Folly" Subdivision as made by Walworth County Abstract Company May 2, 1933, purporting to convey a strip of land 125 feet in width and running from the Northerly boundary of the said piece described to the water's edge 1019.5 feet more or less.

Together with an easement in perpetuity upon and along that part of Lot 1 of "The Folly" a Subdivision of a part of Section 3, T1N, R17E, in Walworth County, Wisconsin, as surveyed and located as follows: Beginning at an iron stake located at the West 1/4 corner of Section 3, T1N, R17E, of the 4th P.M., Township of Linn, County of Walworth, State of Wisconsin, run thence South on the West line of Section 3, 80.30 feet to a point thence South 88° 51' East, 715.50 feet to a point; thence South 0° 42' West 191.25 feet to a point, said point marks the place of beginning for the centerline of an easement 20 feet wide hereinafter described; run thence North 52° 08' East, 19.50 feet to a point thence on an arc lying on the Southerly side of a chord 39.981 feet long bearing North 60° 23' East, radius 654.61 feet; thence North 58° 38' East 20 feet; thence on an arc lying on the Southerly side of a chord 39.832 feet long bearing North 53° 23' East radius 217.66 feet; thence on an arc lying on the Southerly side of a chord 39.345 feet bearing North 45° 14' East radius 394.81 feet; thence on an arc lying on the Northerly side of a chord 37.405 feet long bearing North 63° 05' East radius 52.789 feet; thence North 83° 50' East 20 feet; thence on an arc lying on the Southerly side of a chord 39.259 feet long bearing North 72° 47' 30" East radius 102.49 feet; thence North 61° 45' East 40 feet; thence on an arc lying on the Easterly side of a chord 75.34 feet long bearing North 42° 06' East, radius 112.03 feet; thence North 22° 27' East 45 feet; thence on an arc lying on the Westerly side of a chord 134.72 feet long bearing North 28° 13' 30" East, radius 247.79 feet; thence on an arc lying on the side of a chord 98.459 feet long bearing North 38° 51' 30" East, radius 188.47 feet; thence North 23° 43' East 82.35 feet; thence on an arc lying on the Easterly side of a chord 99.408 feet long bearing North 17° 28' East, radius 456.55 feet; thence North 11° 13' East 31.75 feet; thence on an arc lying on the Westerly side of a chord 104.85 feet long bearing North 21° 01' East radius 307.99 feet; thence on an arc lying on the Easterly side of a chord 38.635 feet long bearing North 15° 48' 30" East radius 74.597 feet, said point being the end of said easement and said point being North 89° 12' West 21.25 feet from an iron stake, located at the NE corner of Lot 1 of "The Folly".

Also, a 20 foot wide easement for ingress and egress, located in part of Lot 1 of "The Folly" a Subdivision of a part of Section 3, T1N, R17E, in Walworth County, Wisconsin, the centerline of which is described as follows: Commencing at the West 1/4 corner of Section 3, T1N, R17E of the 4th P.M., Township of Linn, County of Walworth, State of Wisconsin, thence South on the West line of Section 3, 50.30 feet; thence S 88° 51' E 715.50 feet; thence S 0° 42' W 191.25 feet; thence N 62° 08' E 19.50 feet; thence along the arc of a curve to the left, the radius being 654.61 feet and the chord bearing N 60° 23' E 39.981 feet; thence N 58° 38' E 20.00 feet; thence along the arc of a curve to the left, the radius being 217.66 feet and the chord bearing N 57° 03' 10" East 12.01 feet to the place of beginning of the centerline of said 20 foot wide easement; thence S 51° 16' 42" W 34.48 feet; thence along the arc of a curve to the left, the radius being 48.81 feet and the chord bearing S 31° 10' 30" W 33.55 feet.

This commitment is invalid unless the insuring provisions and Schedules A and B are attached.
First American Title Insurance

feet; thence S 11° 04' 18" W 22.78 feet; thence S 05° 58' 16" W 25.72 feet; thence along the arc of a curve to the right, the radius being 87.76 feet and the chord bearing S 27° 58' 22" W 50.77 feet; thence along the arc of a curve to the left, the radius being 88.48 feet and the chord bearing S 28° 32' 02" W 64.69 feet; thence S 00° 42' 00" W 230.76 feet to the point of termination of said centerline.

Also, an easement in perpetuity upon and along the Easterly 50 feet of Lot 3 "Bonnie Brae", a Subdivision of parts of Section 3 and 4 in T1N, R17E, in Walworth County, Wisconsin, according to the place of said Subdivision on record in the office of the Register of Deeds for said Walworth County.