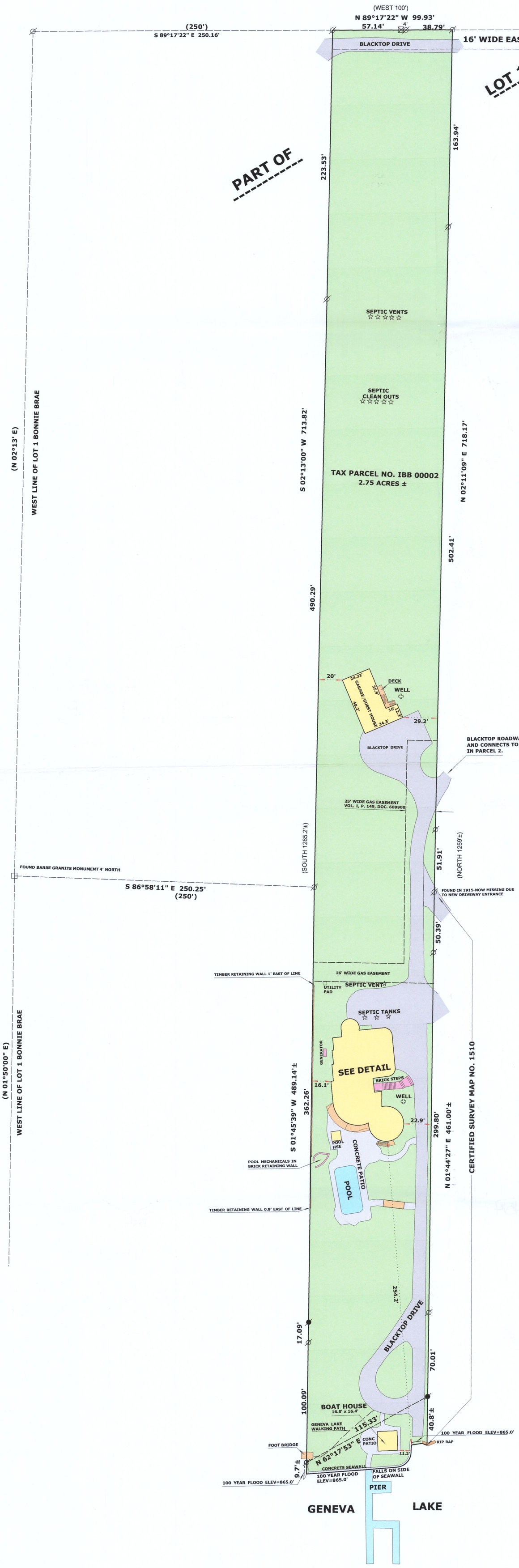
LAND-MARK SURVEYING
Mark L. Miritz
Wisconsin Professional Land Surveyor S-2582

N9330 Knuteson Drive
Whitewater, WI 53190
Phone:(262)949-1239
MARKMIRITZ@
LAND-MARKSURVEYING.COM

PLAT OF SURVEY



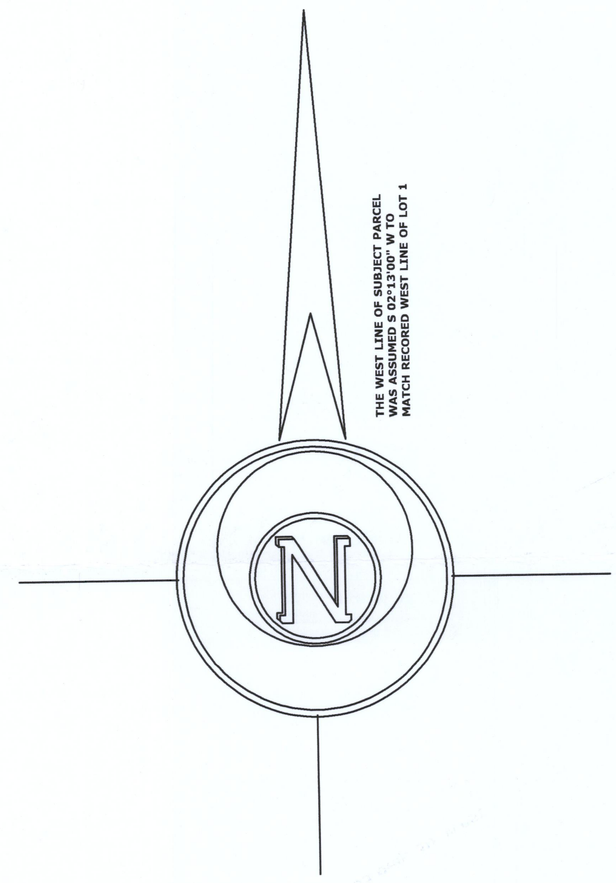
LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE COMPANY-TITLE COMMITMENT NO. WA-18843

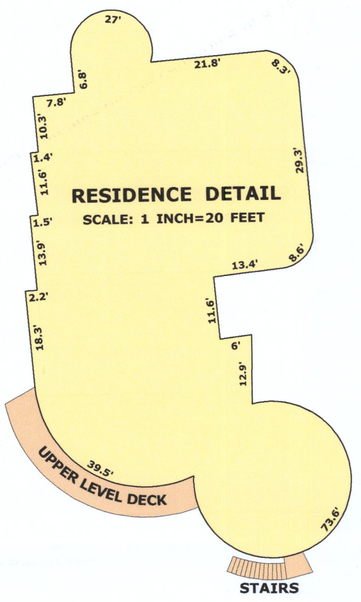
PARCEL 1: That part of Lot 1 in Bonnie Brae, a subdivision of parts of Sections 3 and 4, in the Town of Linn, County of Walworth, and State of Wisconsin (Township 1 North, Range 17 East) described as follows, to wit: Commencing at a point 5 feet South of a 3/4 inch iron pipe, being the shore line of Lake Geneva, and said point being 350 feet East of the west line of Lot 1; thence North in a straight line 1259 feet more or less to a 3/4 inch pipe, which pipe is located at the northern boundary of the right-of-way hereinafter described, and which point is located 350 feet East of a barre granite monument on the West line of Lot 1; thence West in a straight line 100 feet to a point which is 250 feet East of the same barre granite monument on the West line of said Lot 1; thence South 1285.2 feet, more or less, to a point on the shore of Lake Geneva located 250 feet East of the West line of Lot 1; thence East in the shore of Lake Geneva to the place of beginning.

PARCEL 2: A perpetual right of ingress and egress to and from the real estate hereinbefore described as Parcel 1 to the public highway for foot travel, animals and vehicles, and to be used in common with other property owners in the Bonnie Brae Subdivision over and across the following described real estate; Beginning at a point 22.5 feet West on the East line of Lot 2, being the centerline of a 45 foot road, and on the North line of Lot 2, and being the South line of public highway; thence South on the centerline of the road and centerline of Lot 2, 730 feet to a 3/4 inch iron pipe; thence continuing South 61 feet to the Southerly line of Lot 2, being the ending of the 45 foot roadway and being the beginning of a 16 foot roadway; thence South 3 deg. West, 152 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 22 deg. West 89.6 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 42 deg. 15' West 83 feet to a 3/4 inch iron pipe on the centerline of a 16 foot roadway; thence South 65 deg. 45' West, 86 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 67 deg. West 161.4 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 55 deg. 30' West 78.85 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 44 deg. 30' West 203.4 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 32 deg. West 194.45 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 19 deg. 30' West 61.1 feet to a 3/4 inch iron pipe; thence South 19 deg. 30' West 16 feet to the Southerly edge of a 16 foot easement; thence North 89 deg. 19' West to the Easterly line of the real estate herein described as Parcel 1; thence North in the Easterly line of the real estate hereby conveyed to the Northerly line of the real estate hereby conveyed; thence East in the Northerly line of the real estate hereby conveyed extended East to the Easterly line of the 16 foot right-of-way hereinbefore referred to.

SITE ADDRESS: N2201 BONNIE BRAE LANE, LAKE GENEVA
ZONED C-2

ORDERED BY: DAVID CURRY
GENEVA LAKEFRONT REALTY
57 WEST GENEVA STREET
WILLIAMS BAY, WI 53191





SURVEYOR'S NOTE:

THE SUBJECT PARCEL LEGAL DESCRIPTION DESCRIBES "BEING THE SHORE LINE OF LAKE GENEVA AND SAID POINT BEING 350' EAST OF THE WEST LINE OF LOT LOT 1; THENCE NORTH IN A STRAIGHT LINE 1259 FEET MORE OR LESS TO A 3/4" INCH PIPE...350' FEET EAST OF THE WEST LINE". THIS LEGAL DESCRIPTION DOES NOT ACCOUNT FOR THE FACT THAT THE WEST LINE OF LOT 1 IS NOT A STRAIGHT LINE, BUT HAS A CHANGE IN DIRECTION OF 23 MINUTES. THIS IS CONFIRMED IN A PLAT OF SURVEY BY LLOYD L. JENSEN DATED 1962. A CERTIFIED SURVEY OF THE EAST LINE OF THE SOUTHERN PORTION OF THE SUBJECT PARCEL (HAROLD H. KOLB 1986), CERTIFIED SURVEY MAP NO. 1510, IS PLATTED SHOWING MONUMENTS ON SAID EAST LINE. THE TWO ADJACENT LEGAL DESCRIPTIONS ARE NOT A STRAIGHT LINE, BUT CONCUR WITH THE CHANGE IN DIRECTION OF THE WEST LINE OF SAID LOT 1.
THE NORTH-SOUTH CALLS ARE APPROXIMATELY 80' TOO LONG AND CONFLICTS WITH THE LEGAL DESCRIPTIONS TO THE NORTH AND FOUND AN ORIGINAL BONNIE BRAE BARRE GRANITE MONUMENT ON THE NORTH LINE. THE IRON FOUND IN THE COURSE OF THIS SURVEY RETRACES THE JENSEN AND KOLB SURVEY.

RECEIVED
MAY 24 2021
By SMF

WISCONSIN
MARK L. MIRITZ
S-2582
WHITEWATER, WI
LAND SURVEYOR

LEGEND

- ⌀ FOUND IRON PIPE
- ● FOUND IRON ROD
- ⊠ FOUND BARRE GRANITE MONUMENT
- □ FOUND CONCRETE MONUMENT
- (x x) RECORDED AS DIMENSION

SCALE: 1 INCH = 40 FEET

"I hereby certify that the above described property has been surveyed by me or 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 principal 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 date hereof."

Mark L. Miritz

MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: MARCH 20, 2021 JOB NO. 15.914

IBB-2

117-4514