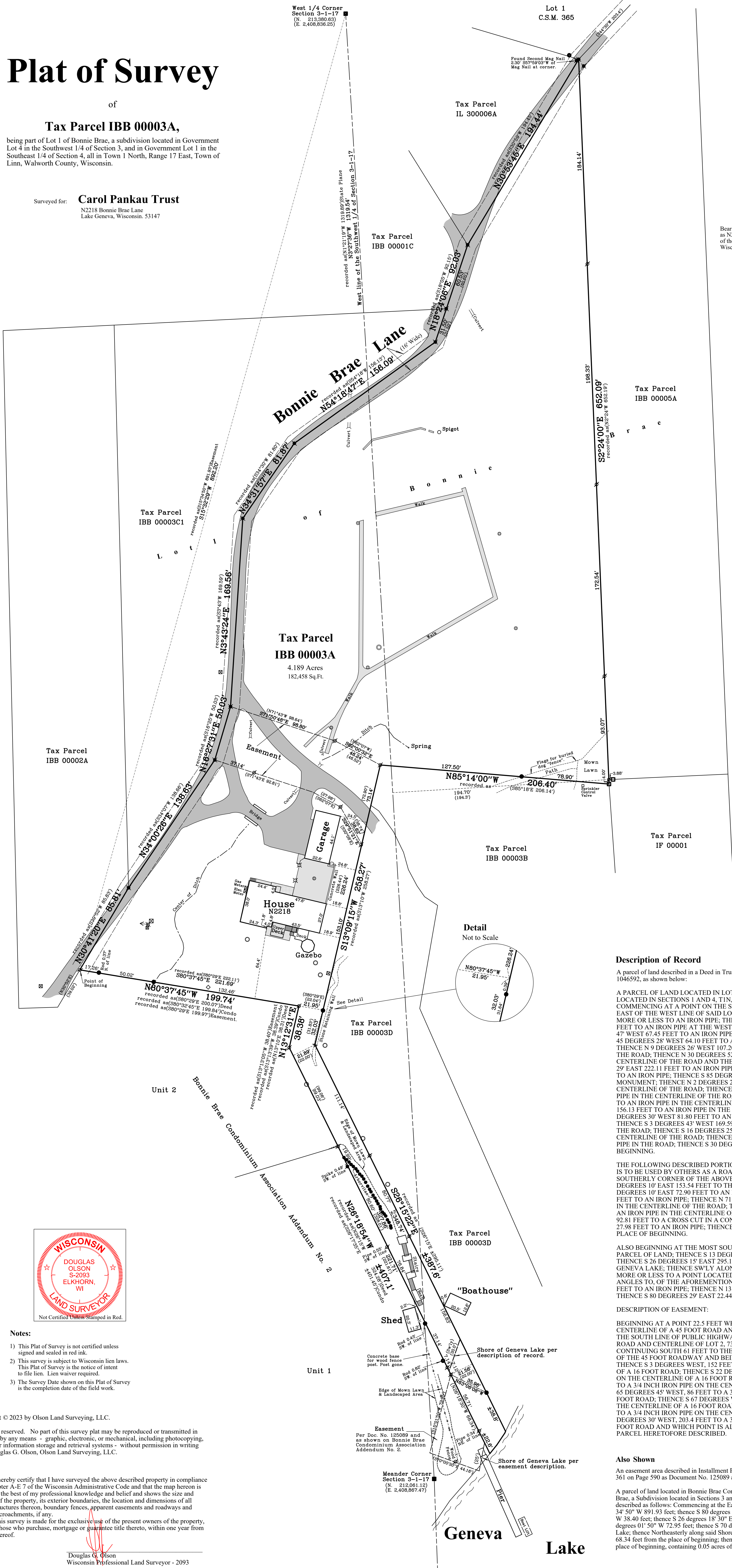


# Plat of Survey

of  
**Tax Parcel IBB 00003A,**

being part of Lot 1 of Bonnie Brae, a subdivision located in Government Lot 4 in the Southwest 1/4 of Section 3, and in Government Lot 1 in the Southeast 1/4 of Section 4, all in Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.

Surveyed for: **Carol Pankau Trust**  
N2218 Bonnie Brae Lane  
Lake Geneva, Wisconsin. 53147



Bearings referenced to the West line of Tax Parcel IBB 00005A, recorded as N2°24'W, which produces a bearing of N3°27'36"W on the West line of the Southwest 1/4 of Section 3-1-17. A rotation of -2°06'17" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

## Description of Record

A parcel of land described in a Deed in Trust recorded September 16, 2021 as Document No. 1046592, as shown below:

A PARCEL OF LAND LOCATED IN LOT NUMBERED 1 OF BONNIE BRAE, A SUBDIVISION LOCATED IN SECTIONS 1 AND 4, T1N, R17E, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE SHORE OF GENEVA LAKE LOCATED 450 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE N 0 DEGREES 30' WEST 5 FEET MORE OR LESS TO AN IRON PIPE; THENCE CONTINUE N 0 DEGREES 30' WEST 313.00 FEET TO AN IRON PIPE AT THE WEST EDGE OF A STONE DRIVE; THENCE N 9 DEGREES 47' WEST 67.45 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE N 45 DEGREES 28' WEST 64.10 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE N 9 DEGREES 26' WEST 107.20 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE N 30 DEGREES 52' EAST 39.02 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD AND THE PLACE OF BEGINNING; THENCE S 80 DEGREES 29' EAST 222.11 FEET TO AN IRON PIPE; THENCE N 13 DEGREES 10' EAST 226.44 FEET TO AN IRON PIPE; THENCE S 85 DEGREES 18' EAST 206.14 FEET TO A BARRE GRANITE MONUMENT; THENCE N 2 DEGREES 24' WEST 652.19 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE S 30 DEGREES 59' WEST 194.45 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE S 18 DEGREES 05' WEST 92.15 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE S 4 DEGREES 16' WEST 156.13 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE S 34 DEGREES 30' WEST 81.80 FEET TO AN IRON PIPE IN THE CENTER OF THE ROAD; THENCE S 3 DEGREES 43' WEST 169.59 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE S 16 DEGREES 25' WEST 50.03 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE S 34 DEGREES 07' WEST 138.66 FEET TO AN IRON PIPE IN THE ROAD; THENCE S 30 DEGREES 52' WEST 85.83 FEET TO THE PLACE OF BEGINNING.

THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND IS TO BE USED BY OTHERS AS A ROAD EASEMENT: COMMENCING AT THE MOST SOUTHERLY CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE N 13 DEGREES 10' EAST 153.54 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE N 13 DEGREES 10' EAST 72.90 FEET TO AN IRON PIPE; THENCE N 62 DEGREES 07' WEST 46.52 FEET TO AN IRON PIPE; THENCE N 71 DEGREES 43' WEST 98.64 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE S 16 DEGREES 25' WEST 50.03 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE S 71 DEGREES 43' EAST 92.81 FEET TO A CROSS CUT IN A CONCRETE WALK; THENCE S 62 DEGREES 07' EAST 27.98 FEET TO AN IRON PIPE; THENCE S 30 DEGREES 08' EAST 38.74 FEET TO THE PLACE OF BEGINNING.

ALSO BEGINNING AT THE MOST SOUTHERLY CORNER OF THE FIRST DESCRIBED PARCEL OF LAND; THENCE S 13 DEGREES 10' WEST 31.83 FEET TO AN IRON PIPE; THENCE S 26 DEGREES 15' EAST 295.11 FEET MORE OR LESS TO THE SHORE OF GENEVA LAKE; THENCE SW'LY ALONG THE SHORE OF GENEVA LAKE 30.0 FEET MORE OR LESS TO A POINT LOCATED 22.00 FEET SW'LY, MEASURED AT RIGHT ANGLES TO, OF THE AFOREMENTIONED LINE; THENCE N 26 DEGREES 15' WEST 324.28 FEET TO AN IRON PIPE; THENCE N 13 DEGREES 10' EAST 38.31 FEET TO AN IRON PIPE; THENCE S 80 DEGREES 29' EAST 22.44 FEET TO THE PLACE OF BEGINNING.

## DESCRIPTION OF EASEMENT:

BEGINNING AT A POINT 22.5 FEET WEST OF 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 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 S 3 DEGREES WEST, 152 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF A 16 FOOT ROAD; THENCE S 22 DEGREES WEST, 89.6 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF A 16 FOOT ROAD; THENCE S 42 DEGREES 15' WEST, 83 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF A 16 FOOT ROADWAY; THENCE S 65 DEGREES 45' WEST, 86 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF A 16 FOOT ROAD; THENCE S 67 DEGREES WEST 161.4 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF A 16 FOOT ROAD; THENCE S 55 DEGREES 30' WEST, 78.85 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF A 16 FOOT ROAD; THENCE S 44 DEGREES 30' WEST, 203.4 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF A 16 FOOT ROAD AND WHICH POINT IS ALSO THE MOST NORTHERLY POINT OF THE PARCEL HERETOFORE DESCRIBED.

## Also Shown

An easement area described in Installment Purchase Agreement recorded February 14, 1986 in Vol 361 on Page 590 as Document No. 125089 as shown below:

A parcel of land located in Bonnie Brae Condominium Association, being part of Lot 1 of Bonnie Brae, a Subdivision located in Sections 3 and 4, T1N, R17E, Walworth County, Wisconsin and described as follows: Commencing at the East 1/4 corner of said Section 4; thence S 15 degrees 34' 50" W 891.93 feet; thence S 80 degrees 29' 00" E 199.97 feet; thence S 13 degrees 13' 05" W 38.40 feet; thence S 26 degrees 18' 30" E 328.01 feet to the place of beginning; thence S 15 degrees 01' 50" W 72.95 feet; thence S 70 degrees 00' 30" E 44.16 feet to the Shore of Geneva Lake; thence Northeasterly along said Shore 25 feet to a point that is S 26 degree 18' 30" E 68.34 feet from the place of beginning; thence N 26 degrees 18' 30" W 68.34 feet to the place of beginning, containing 0.05 acres of land.

## Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This Plat of Survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

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

Douglas G. Olson  
Wisconsin Professional Land Surveyor - 2093

## Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Utility Pedestal
- Concrete Cover
- Septic Vent
- Asphalt Surface
- Gravel Surface
- Gravel Pavers
- Monument
- Found Mag Nail
- Set Cut Cross
- Lamp
- Catch Basin

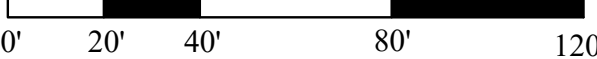
- N North
- S South
- E East
- W West
- In Bearings
- Degrees
- Minutes
- Seconds
- In Distances
- Feet
- No. Number
- NW Northwest
- NE Northeast
- Di. Diameter



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## Scale in Feet

1" = 40'



Survey date: October 4, 2023.

Revisions: