

# PLAT OF SURVEY

## N 1929 BEACH ROAD, LAKE GENEVA, WI 53147

A PARCEL OF LAND LOCATED IN LOT "W"  
AND IN LOTS 1 AND 2, BLOCK 2 OF WOODDALE ADDITION  
LOCATED IN PART OF THE SW 1/4 OF SECTION 9, TOWN 1 NORTH,  
RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN

### SCHEDULE B, PART II EXCEPTIONS:

ITEMS 1-14 - NOT RELEVANT TO BE MAPPED

ITEM 15 - PIERHEAD ORDINANCE PER DOC NO 90547, RECORDED JUNE 8, 1983 IS NOT MAPPABLE.

ITEM 16 - HOLDING TANK AGREEMENT BETWEEN WALWORTH COUNTY AND KAREN EASON DATED MARCH 23, 1990 AND RECORDED APRIL 16, 1990 IN VOLUME 483 OR RECORDS ON PAGE 513 AS DOCUMENT NO. 192621 IS NOT MAPPABLE.

ITEM 17 - IS NOT MAPPED.

ITEM 18 - TOWN OF LINN SANITARY DISTRICT ORDER FILED ON DECEMBER 13, 1946 AS DOC. NO. 394515 IS NOT MAPPED.

ITEM 19 - COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAKE GENEVA RESTRICTION AGREEMENT RECORDED DECEMBER 8, 1910 IN VOL. 105 OF MORTGAGES, PAGE 119, AS DOC. NO. 186663 AND A SECOND LAKE GENEVA RESTRICTION AGREEMENT RECORDED AUGUST 22, 1913 IN VOL. 112 OF MORTGAGES, PAGE 300, AS DOC. NO. 197523 ARE NOT MAPPABLE.

ITEM 20 - COVENANTS, CONDITIONS AND RESTRICTIONS FOR WARRANTY DEEDS RECORDED SEPTEMBER 13, 1929 IN VOLUME 210 OF DEEDS, PAGE 286, AS DOC. NO. 280546 AND VOL 213 OF DEEDS PAGE 21, AS DOC NO. 280545, AND IN WARRANTY DEED RECORDED SEPTEMBER 18, 1930, IN VOL 217 OF DEEDS PAGE 66, AS DOC. NO. 286222 ARE NOT MAPPABLE.

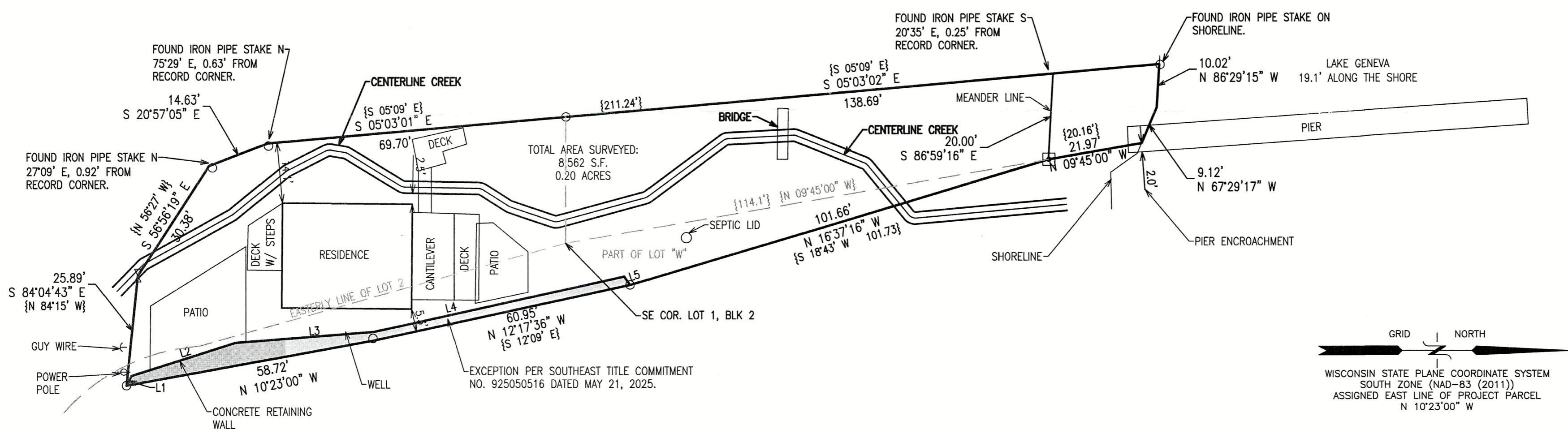
ITEM 21 - DOC# 109649 IS A HOLDING TANK AGREEMENT DATED APRIL 10, 2017 AND RECORDED APRIL 18, 2017 AS DOC. NO. 944737 AND IS NOT MAPPABLE

ITEM 22 - CHARGES AND ASSESSMENTS DUE TO THE WOODDALE LAKE SHORE PROPERTY OWNERS ASSOCIATION RECORDED MARCH 25, 1942 IN VOL. 5 OF CORPORATE RECORDS PAGE 141 AS DOC. NO. 353477 AND/OR BEACH AND ROAD IMPROVEMENT ASSOCIATION OF WOODDALE INC. RECORDED NOVEMBER 12, 1941 IN VOL 5 OF CORPORATE RECORDS, PAGE 71, AS DOC. NO. 351118 ARE NOT MAPPABLE.

ITEM 23 - RIGHTS AND OTHER PROVISIONS SET FORTH ON JANUARY 26, 1975 AND RECORDED NOVEMBER 2, 1984 IN VOL 333 OF RECORDS, PAGE 739, AS DOC. NO. 108777 ARE NOT MAPPABLE.

The Land is described per Southeast title, LLC, Title Commitment # 9250516, dated May 21, 2015:

A parcel of land located in Lot "W" and in Lots 1 and 2, Block 2 all of Wooddale Addition, Town of Linn, Walworth County, Wisconsin, described as follows, to-wit: Beginning at the Northeast corner of Lot 1, Block 2 of said Wooddale Addition; thence South 16° 43' East 101.73 feet to an iron pipe; thence South 12° 09' East 60.96 feet to an iron pipe; thence South 10° 23' East 58.72 feet to an iron pipe; thence North 84° 15' West 6.00 feet to an iron pipe located on the Easterly line of Lot 2, Block 2 of said Wooddale Addition and thence continue on the same course North 84° 15' West 20.00 feet to an iron pipe; thence North 56° 27' West 30.38 feet to an iron pipe; thence North 21° 15' West 14.63 feet to an iron pipe; thence North 5° 09' West 211.24 feet more or less to the shore of Geneva Lake; thence Southeasterly along the shore of Geneva Lake 22.0 feet more or less to the intersection with the Northerly extension of the Easterly line of said Lot 1, Block 2 of Wooddale Addition; thence South 9° 45' East along said line 20.16 feet more or less to the place of beginning. EXCEPTING and reserving therefrom that part thereof lying East of the concrete retaining wall as shown on the plat of survey revised on November 10, 1969, made by George T. Dunham, land surveyor.



### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°52'04" E	2.57'
L2	S 17°38'57" E	25.43'
L3	S 04°35'12" E	32.36'
L4	S 12°29'23" E	59.71'
L5	N 54°54'58" E	2.37'

20 10 0 20 40 60 80

MAP SCALE IN FEET - ORIGINAL 1"=20'

LEGEND

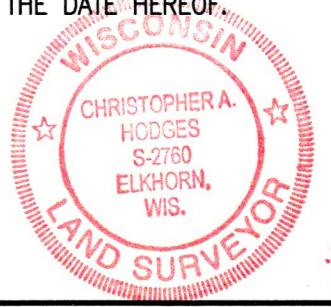
- ◇ = CHISELED "X" MONUMENT
- = MONUMENT w/BRASS CAP
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- ↓ = GUY WIRE & UTILITY POLE
- {XXX} = RECORDED AS

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 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 THE DATE HEREOF.

DATED: 06/10/2025

*Christopher A. Hodges*  
CHRISTOPHER A. HODGES P.L.S. 2760



PLAT OF SURVEY  
N 1929 BEACH ROAD  
LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

GENEVA LAKEFRONT REALTY, LLC  
DAVE CURRY  
323 BROAD STREET, SUITE 101  
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.  
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ELKHORN, WISCONSIN 53121  
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REVISIONS  
PROJECT NO.  
7047.25  
DATE:  
06/10/2025  
SHEET NO.  
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