

BONNIE BRAE LANE

PLAT OF SURVEY
-OF-

LINE CHART

L1 = S51°46'20"E	8.74'	(S52°33'45"E	8.83')
L2 = S31°49'52"E	23.29'	(S31°28'14"E	22.80')
L3 = S22°33'40"E	20.29'	(S23°12'23"E	20.91')
L4 = S12°19'23"E	16.12'	(S12°21'42"E	15.95')
L5 = S24°40'55"E	16.41'	(S24°52'26"E	16.40')
L6 = S31°14'05"E	12.04'	(S31°47'39"E	11.99')
L7 = S53°12'41"E	14.10'	(S53°00'50"E	14.12')

PARCEL 1:

A PARCEL OF LAND LOCATED IN LOT 1 OF BONNIE BRAE SUBDIVISION, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS SOUTH 00°24'40" EAST, 411.44 FEET FROM A BARRE GRANITE MONUMENT, SAID POINT BEING THE EAST LINE OF BONNIE BRAE SUBDIVISION AND THE SHORE OF GENEVA LAKE; THENCE SOUTHWESTERLY ALONG SAID SHORELINE 97 FEET TO A POINT THAT IS SOUTH 20°34'10" EAST, 5 FEET FROM AN IRON PIPE, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUE ALONG SAID SHORELINE 115 FEET TO A POINT THAT IS SOUTH 22°38'45" EAST, 13 FEET FROM AN IRON PIPE; THENCE NORTH 22°38'45" WEST, 361.52 FEET; THENCE NORTH 16°42'55" EAST, 258.17 FEET; THENCE SOUTH 81°39'40" EAST, 127.16 FEET; THENCE SOUTH 42°15'50" WEST, 111.79 FEET; THENCE SOUTH 13°11'25" WEST, 122.92 FEET; THENCE SOUTH 20°34'10" EAST, 277.66 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A PART OF LOT 1 OF BONNIE BRAE SUBDIVISION WHICH LIES IN SECTION 3 AND 4, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT A POINT THAT IS SOUTH 00°24'48" EAST, 411.44 FEET FROM A BARRE GRANITE MONUMENT, SAID POINT BEING THE EAST LINE OF BONNIE BRAE SUBDIVISION AND THE SHORE OF GENEVA LAKE; THENCE NORTH 00°24'48" WEST 411.44 FEET; THENCE NORTH 81°37'25" WEST 79.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°17'42" WEST, 112.02'; THENCE SOUTH 13°06'46" WEST 28.62 FEET; THENCE NORTH 53°00'50" WEST, 14.12 FEET; THENCE NORTH 31°47'39" WEST, 11.99 FEET; THENCE NORTH 24°52'26" WEST 16.40 FEET; THENCE NORTH 12°21'42" WEST, 15.95 FEET; THENCE NORTH 23°12'23" WEST, 20.91 FEET; THENCE NORTH 31°28'14" WEST, 22.80 FEET; THENCE NORTH 52°33'45" WEST, 8.83 FEET; THENCE NORTH 16°42'55" EAST, 37.32 FEET; THENCE SOUTH 81°48'01" EAST, 127.51 FEET TO THE POINT OF BEGINNING, AS CONVEYED IN WARRANTY DEED FROM WILLIAM A. HAYES AND FRANCES M. HAYES, HIS WIFE, AS JOINT TENANTS, TO ROBERT B. MOORE AND PATRICIA A. MOORE, HIS WIFE AS JOINT TENANTS, DATED MARCH 30, 1992 AND RECORDED MARCH 31, 1992 IN VOLUME 561 OF RECORDS, PAGE 583, AS DOCUMENT NO. 230235.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LANDS: BEGINNING AT A POINT 22.5 FEET WEST OF THE EAST LINE OF LOT 2, OF BONNIE BRAE SUBDIVISION, BEING THE CENTER LINE 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 CENTER LINE OF ROAD AND CENTER LINE 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 A 45 FOOT ROADWAY AND BEING THE BEGINNING OF A 16 FOOT ROADWAY; THENCE SOUTH 3" WEST, 152 FEET TO A 3/4 INCH IRON PIPE ON THE CENTER LINE OF A 16 FOOT ROAD; THENCE SOUTH 22° WEST, 89.6 FEET TO A 3/4 INCH IRON PIPE ON THE CENTER LINE OF A 16 FOOT ROAD; THENCE SOUTH 42°15' WEST, 83 FEET TO A 3/4 INCH IRON PIPE ON THE CENTER LINE OF A 16 FOOT ROADWAY; THENCE SOUTH 65°45' WEST, 86 FEET TO A 3/4 INCH IRON PIPE ON THE CENTER LINE OF 16 FOOT ROAD; THENCE SOUTH 67° WEST, 161.4 FEET TO A 3/4 INCH IRON PIPE ON THE CENTER LINE OF A 16 FOOT ROAD; THENCE SOUTH 55°30' WEST, 78.85 FEET TO A 3/4 INCH IRON PIPE ON THE CENTER LINE OF A 16 FOOT ROAD; THENCE SOUTH 44°30' WEST, 203.4 FEET TO A 3/4 INCH IRON PIPE ON THE CENTER LINE OF A 16 FOOT ROAD; THENCE SOUTH 30°59' WEST, 194.45 FEET TO A 3/4 INCH IRON PIPE ON THE CENTER LINE OF A 16 FOOT ROAD; THENCE SOUTH 18°05' WEST, 92.15 FEET TO AN IRON PIPE ON THE CENTER LINE OF A 16 FOOT ROAD; THENCE SOUTH 54°16' WEST, 156.13 FEET TO AN IRON PIPE ON THE CENTER LINE OF THE 16 FOOT ROAD; THENCE SOUTH 34°30' WEST, 81.80 FEET TO AN IRON PIPE ON THE CENTER LINE OF THE 16 FOOT ROAD; THENCE SOUTH 03°43' WEST, 169.59 FEET TO AN IRON PIPE ON THE CENTER LINE OF THE 16 FOOT ROAD; THENCE SOUTH 16°25' WEST, 50.03 FEET TO AN IRON PIPE ON THE CENTER LINE OF THE 16 FOOT ROAD; THENCE SOUTH 71°43' EAST, 92.81 FEET TO A CROSS CUT IN CONCRETE ON THE SOUTHERLY LINE OF A 50 FOOT ROAD EASEMENT; THENCE SOUTH 62°07' EAST, 27.98 FEET TO AN IRON PIPE ON THE SOUTHERLY LINE OF A 50 FOOT ROAD EASEMENT; THENCE SOUTH 30°08' EAST, 38.74 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE 50 FOOT EASEMENT; THENCE NORTH 13°10' EAST, 72.90 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF THE 50 FOOT ROAD EASEMENT; THENCE NORTH 62°07' WEST, 46.52 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF THE 50 FOOT ROAD EASEMENT; THENCE NORTH 71°43' WEST, 98.64 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF THE 50 FOOT ROAD EASEMENT AND ON THE CENTER LINE OF THE HERETOFORE MENTIONED 16 FOOT ROAD.

SURVEY FOR: BOB WEBSTER OF COMPASS REAL ESTATE
SURVEY ADDRESS: N2224 BONNIE BRAE LANE, LAKE GENEVA, WI 53147

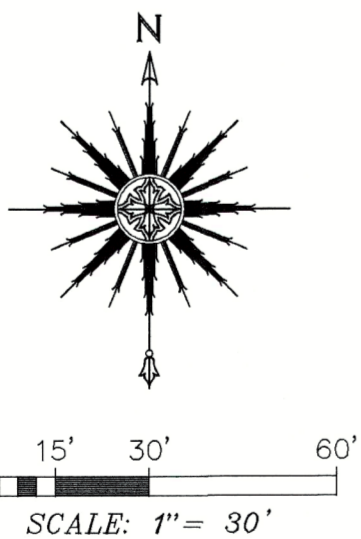
Boulders, wood retaining wall and rocks in between the two straddle the property line and seem to have been put in by mutual agreement between property owners likely for drainage purposes.

Note: The boulder wall depicted hereon is somewhat approximate due to the irregularities of the boulders.

Crosscut is 0.6' into the boulder wall.

The dotted line represents a line offset 275' from the approximated ordinary high water mark. Warranty deed dated 11/5/41 in Vol. 284, Pages 18-26, Doc. No. 351034 states no dwelling shall be built nearer than 275 feet to the lakeshore.

PARCEL #IBB 00003D
45,411 sq. ft.
1.04 acres



LEGEND

- FOUND 3/4" DIA. IRON ROD
- FOUND 5/8" DIA. IRON ROD
- ⊕ FOUND IRON ROD WITH YELLOW PLASTIC CAP
- + FOUND CROSSCUT
- ⊕ SET 5/8" DIA. IRON ROD
- () RECORDED AS

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT 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 ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC

LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

SEPTEMBER 26, 2025
DATE

092502
JOB NUMBER

117-5123