ABERNATHY and ASSOCIATES
Kenneth B. Abernathy Jr.
Wisconsin Registered Land Surveyor S-1594

W4056 Bray Road
Elkhorn, Wisconsin 53121
Phone (414) 723-4260 (office)
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PLAT OF SURVEY

Owner: Elaine A. Schiess
W3788 South Shore Drive
Lake Geneva, Wisconsin 53147

Legal Descriptions
PROVIDED
Volume 355, Page 249
Document Number 391123

Lots 17 and 18 of the Lachey Johnson Subdivision, Southeast quarter of section 28 Town 2 North Range 17 east town of Geneva, Wisconsin, with all improvements.

Volume 48, Page 96
Document Number 636509

Begin at the Southeast corner of Lot 17, Lachey-Johnson Subdivision, Town of Geneva, Walworth County, Wisconsin; thence continue South on a line that is perpendicular to the center line of the railroad right of way 20 ft. to the point of beginning; thence continue South on this line 85 ft. to a point; thence Southwesterly parallel with the South line of the railroad 132.5 ft. to a point; thence North on a line perpendicular to the center line of railroad right of way 85 ft.; thence East along the railroad right of way to the place of beginning. Subject to a right of way for the existing road across the North 40 ft. of the above described parcel. The Grantor hereby reserves an easement to construct and maintain utility service lines on the property, provided always, that the Grantor, at his expense, shall bear the cost of restoring or maintenance work on the utility lines. The Grantor reserves a footpath across the property for the use of the public. It is intended that this footpath be the same type of footpath right which exists along the shore line of Lake Geneva, except thatthe Grantee shall have the right to establish or reestablish on any portion of the land herein conveyed the location of said footpath which shall be at least five (5) feet in width.

Volume 324, Page 707
Document Number 103352

A parcel of land located in the Southeast 1/4 of Section 28, T2N, R17E, Walworth County, Wisconsin and described as follows: Commencing at the Southwest corner of Lot 18, Lachey Johnson Subdivision and the Northerly Line of Lake Como Drive; thence S 0°02'05" W 21.00 feet to the Northerly line of the former railroad right-of-way and the Southerly line of said Lake Como Drive; thence along the arc of a 11,509.2 foot radius curve to the right, the chord of which bears N 72°16'10" E 6.37 feet along the Northerly line of said former railroad and the Southerly line of said Lake Como Drive to the place of beginning; thence continue along said 11,509.2 foot radius curve to the right, the chord of which bears N 72°18'00" E 6.00 feet; thence S 17°35'30" E 85.00 feet perpendicular to the tangent of said former railroad right-of-way; thence along the Arc of a 11,424.2 foot radius curve to the left, the chord of which bears S 72°17'55" W 5.95 feet; thence N 17°32'25" W 85.00 feet perpendicular to the tangent of said former railroad right-of-way to the Northerly line of said former railroad and the Southerly line of said Lake Como Drive and the place of beginning, containing 0.01 acres.
SUBJECT TO: A Right of Way for the existing road across the North 40 ft. of the above described parcel. The Grantor hereby reserves an easement to construct and maintain utility service lines on the property, provided always, that the Grantor, at his expense, shall bear the cost of restoring or maintenance work on the utility lines. The Grantor reserves a footpath across the property for the use of the public. It is intended that this footpath be the same type of footpath right which exists along the shore line of Lake Geneva, except that the Grantee shall have the right to establish or reestablish on any portion of the land herein conveyed the location of said footpath which shall be at least five (5) feet in width.
This is a lot line adjustment.

Owners: David P. & Lynn M. Brunke
W3784 South Shore Drive
Lake Geneva, Wisconsin 53147

Legal Descriptions
PROVIDED
Volume 245, Page 571
Document Number 54521

Lot Sixteen (16) in the Lackey Johnson Subdivision, Lake Como, Township of Geneva. Also: Begin at the Southwest corner of Lot 16, Lachey Johnson Subd., thence continue South on a line that is perpendicular to the center line of the Railroad Right of Way 20 feet to the point of beginning; thence continue South on this line to the South line of the Right of Way; thence East along said South line of the Railroad Right of Way to a point that is approximately 105 feet on a line from the Southeast corner of Lot 16, which latter is also perpendicular to the center line of the Right of Way; thence North on the said last described line to the North boundary of said right of way; thence West to the point of beginning.

Volume 43, Page 142
Document Number 63370

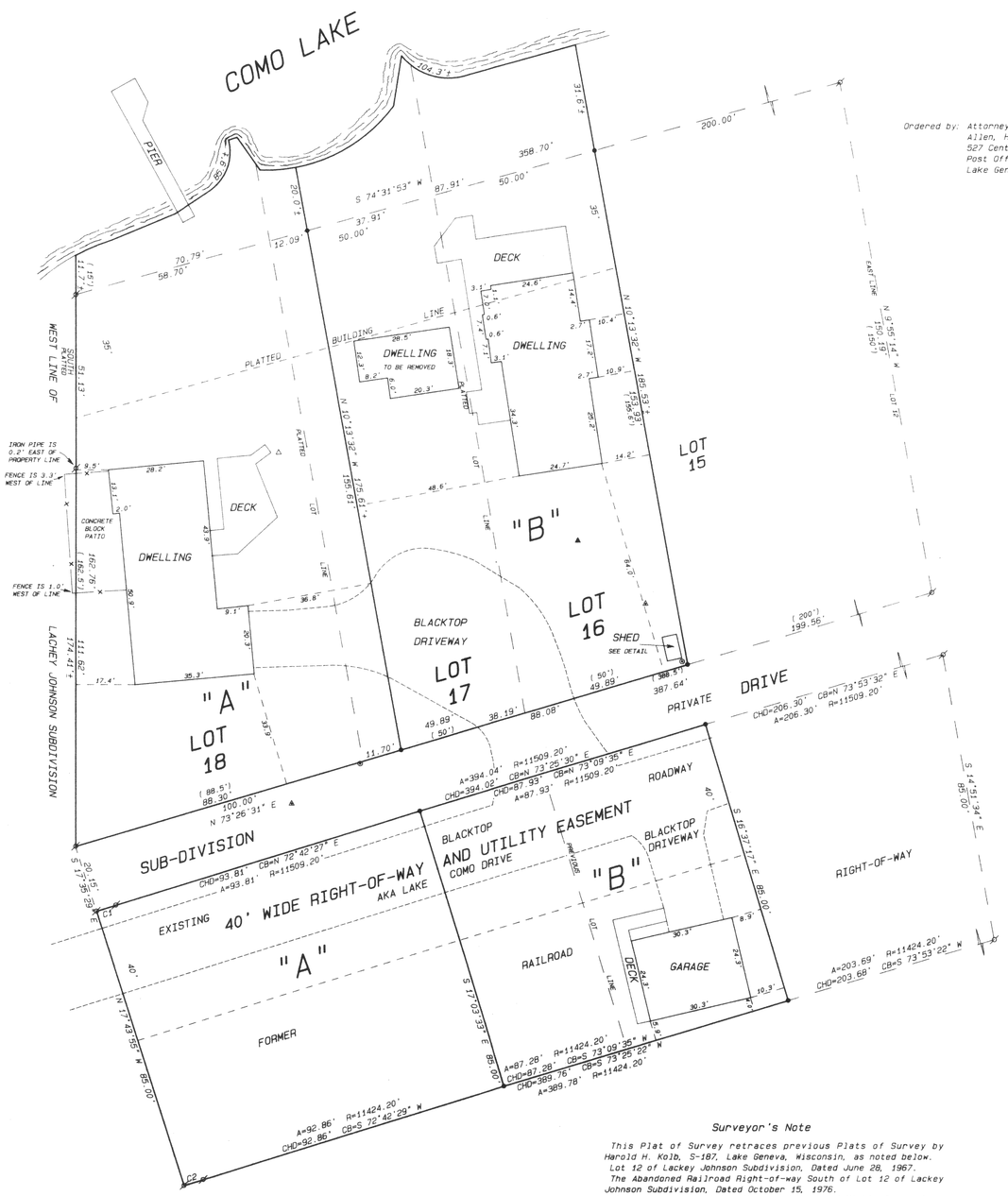
Begin at the Southwest corner of Lot 16, Lachey-Johnson Subdivision, Town of Geneva, Walworth County, Wisconsin, thence continue South on a line that is perpendicular to the center line of the Railroad Right of way 20 ft. to the point of beginning; continue thence South on this line to the South line of the Right of Way; thence East along said South line of the Railroad Right of Way to a point that is approximately 105 feet on a line from the Southeast corner of Lot 16, which latter line is also perpendicular to the center line of the Right of Way; thence North on the said last described line to the North boundary of said Railroad Right of Way; thence West to the point of beginning.
SUBJECT TO:
A Right of way for the existing road across the North 40 ft. of the above described parcel. The Grantor hereby reserves an easement to construct and maintain utility service lines on the property, provided always, that the Grantor, at his expense, shall bear the cost of restoring or maintenance work on the utility lines. The Grantor reserves a footpath across the property for the use of the public. It is intended that this footpath be the same type of footpath right which exists along the shore line of Lake Geneva, except that the Grantee shall have the right to establish or reestablish on any portion of the land herein conveyed the location of said footpath which shall be at least five (5) feet in width.

Lot Line Adjustment Legal Description
TKI# LJ-9

Parcel A

Lot 18 and part of Lot 17 of Lachey Johnson Subdivision, located in part of the Southeast 1/4 of Section 28, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin, more particularly described as follows: Begin at a Found Iron Pipe at the Southwest Corner of said Lot 18, thence N 73°26'31" E along the Southerly Line of said Lot 18 100.00 feet to an Iron Rod; thence N 10°13'32" W 175.61 feet more of less to the shoreline of Lake Como; thence Westerly along the shoreline of Lake Como 85.9 feet more or less to the West Line of said Lot 18; thence South 174.41 feet more or less to the point of beginning. Said parcel contains 0.33 Acres of land more or less and is subject to easements recorded or unrecorded.

ALSO: A parcel of land located in part of the Southeast 1/4 of Section 28, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin and described as follows: Commencing at the Southwest corner of Lot 18, Lachey Johnson Subdivision; thence S 17°35'29" E 21.15 feet to an Iron Pipe on the North line of the former railroad right-of-way and the place of beginning; thence along said former North railroad right-of-way line on the arc of a 11509.20 foot radius curve to the right 6.00 feet, the chord of which bears N 72°27'32" E (recorded as N 72°18'00" E) 6.00 feet to an Iron Pipe; thence continue along said North line on the arc of a 11509.20 foot radius curve to the right 93.81 feet, the chord which bears N 72°42'27" E 93.81 feet to an Iron Rod; thence S 17°03'33" E perpendicular to the centerline said former railroad right-of-way 85.00 feet to an Iron Rod; thence along the arc of a 11424.20 foot radius curve to the left 92.86 feet, the chord of which bears S 72°42'29" W 92.86 feet to an Iron Pipe; thence continue along the arc of a 11424.20 foot radius curve to the left 5.95 feet, the chord which bears S 72°27'37" W (recorded as S 72°17'55" W) 5.95 feet to an Iron Pipe; thence N 17°43'55" W (recorded as N 37°37'25" W) perpendicular to the centerline of said former railroad right-of-way 85.00 feet to the place of beginning. Said parcel contains 0.19 acres of land more or less.
SUBJECT TO: A Right of Way for the existing road across the North 40 ft. of the above described parcel. The Grantor hereby reserves an easement to construct and maintain utility service lines on the property, provided always, that the Grantor, at his expense, shall bear the cost of restoring or maintenance work on the utility lines. The Grantor reserves a footpath across the property for the use of the public. It is intended that this footpath be the same type of footpath right which exists along the shore line of Lake Geneva, except that the Grantee shall have the right to establish or reestablish on any portion of the land herein conveyed the location of said footpath which shall be at least five (5) feet in width. Also subject to any easements recorded or unrecorded.



CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	6.00	11509.20	6.00	N 72°27'32" E (N 72°18'00" E)
C2	5.95	11424.20	5.95	S 72°27'37" W (S 72°17'55" W)

Ordered by: Attorney Andrew Farr Allen
Allen, Harrison, Williams, McDonell & Swatek
527 Center Street
Post Office Box 760
Lake Geneva, Wisconsin 53147

Lot Line Adjustment Legal Description
TKI# LJ-8

Parcel B

Lot 16 and part of Lot 17 of Lachey Johnson Subdivision, located in part of the Southeast 1/4 of Section 28, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin, more particularly described as follows: Commence at a Found Iron Pipe at the Southwest Corner of said Lot 18, thence N 73°26'31" E along the Southerly Line of said Lot 18 100.00 feet to an Iron Rod and the point of beginning; thence continue N 73°26'31" W 88.08 feet to an Iron Rod at the Southeast Corner of said Lot 16; thence N 10°13'32" W along the East Line of said Lot 16 185.53 feet more of less to the shoreline of Lake Como; thence Westerly along the shoreline of Lake Como 104.3 feet more or less; thence S 10°13'32" E parallel to the East Line of said Lot 16 175.61 feet more or less to the point of beginning. Said parcel contains 0.37 Acres of land more or less and is subject to easements recorded or unrecorded.

ALSO: A parcel of land located in part of the Southeast 1/4 of Section 28, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin and described as follows: Commencing at the Southwest corner of Lot 18, Lachey Johnson Subdivision; thence S 17°35'29" E 21.15 feet to an Iron Pipe on the North line of the former railroad right-of-way; thence along said former North railroad right-of-way line on the arc of a 11509.20 foot radius curve to the right 6.00 feet, the chord of which bears N 72°27'32" E (recorded as N 72°18'00" E) 6.00 feet to an Iron Pipe; thence continue along said North line on the arc of a 11509.20 foot radius curve to the right 93.81 feet, the chord which bears N 72°42'27" E 93.81 feet to an Iron Rod and the point of beginning; thence continue along the arc of a 11509.20 foot radius curve to the right 87.93 feet, the chord which bears N 73°09'35" E 87.93 feet to an Iron Rod; thence S 16°37'17" E perpendicular to the centerline said former railroad right-of-way 85.00 feet to an Iron Rod; thence along the arc of a 11424.20 foot radius curve to the left 87.28 feet, the chord of which bears S 73°09'35" W 87.28 feet to an Iron Rod; thence N 17°03'33" W perpendicular to the centerline of said former railroad right-of-way 85.00 feet to the place of beginning. Said parcel contains 0.17 acres of land more or less.
SUBJECT TO: A Right of Way for the existing road across the North 40 ft. of the above described parcel. The Grantor hereby reserves an easement to construct and maintain utility service lines on the property, provided always, that the Grantor, at his expense, shall bear the cost of restoring or maintenance work on the utility lines. The Grantor reserves a footpath across the property for the use of the public. It is intended that this footpath be the same type of footpath right which exists along the shore line of Lake Geneva, except that the Grantee shall have the right to establish or reestablish on any portion of the land herein conveyed the location of said footpath which shall be at least five (5) feet in width. Also subject to any easements recorded or unrecorded.

Surveyor's Note

This Plat of Survey retraces previous Plats of Survey by Harold H. Kolb, S-107, Lake Geneva, Wisconsin, as noted below.
Lot 12 of Lackey Johnson Subdivision, Dated June 28, 1967.
The Abandoned Railroad Right-of-way South of Lot 12 of Lackey Johnson Subdivision, Dated October 15, 1976.
The Westerly 6'± of the Abandoned Railroad Right-of-way shown on this plat, Dated January 19, 1984.

Walworth County Zoning Note

"This lot line adjustment between adjoining land owners does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Zoning Ordinances."

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- (XX) RECORDED AS DIMENSION
- EXISTING FENCE
- UTILITY POLE
- SEPTIC VENT
- SEPTIC
- WELL

N

SCALE: 1"= 20 FEET

RECEIVED
DEC 27 1996

WISCONSIN
KENNETH B. ABERNATHY, JR.
S-1594
ELKHORN, WI
LAND SURVEYOR

"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."

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: August 20, 1996 Job No. 1996.711

DESIGN PRODUCTS (27791)

JLJ-8
217-1439