PLAT OF SURVEY

PART OF THE SE 1/4 SECTION 32
TOWN 2 NORTH, RANGE 17 EAST
WALWORTH COUNTY, WISCONSIN

PARCEL A:

A parcel of land located in the SE 1/4 of Section 32, T2N, R17E, Walworth County, Wisconsin and described as follows:

Commencing at an iron pipe in the SW corner of Lot 6, Notter's Subdivision, and also being a point on the Northerly right-of-way line of an 18 foot public road; thence NEly along the Northerly right-of-way, arc of a curve to the left 120.12 feet, the chord bearing N 54° 59' 34" East 120.11 feet to an iron pipe being the place of beginning; thence continue along said Northerly right-of-way, arc of a curve to the left 50.04 feet, the chord bearing N 53° 54' 44" East 50.04 feet to an iron pipe; thence S 33° 00' 00" East 103.00 feet along the Easterly right-of-way of a 50 foot road to an iron pipe being 15 feet Northerly of the Northerly right-of-way line of West End Road (formerly the Southerly right-of-way line of C&NW Railroad) being 49.5 feet wide; thence NEly 499.14 feet along the arc of a curve to the left (being 15 feet Northerly of said West End Road) the chord bearing N 49° 11' 03" East 498.62 feet to an iron pipe being the SW corner of a plat of survey done by Harold H. Kolb July 5, 1985; thence N 44° 27' 39" West 127.92 feet more or less to the shore of Lake Como; thence SWly along the shore of said Lake Como 537 feet more or less, to a point which is N 33° 12' 53" West 190.68 feet more or less from the place of beginning; thence S 33° 12' 53" East 190.68 feet more or less to the place of beginning.

Together with an easement for ingress and egress over a 49.5 feet wide road described as follows, to-wit:

Commencing at the SW corner of the SE 1/4 of SE 1/4 of Section 32, T2N, R17E, Walworth County, Wisconsin; thence East in the South line of said Section 32, 320.80 feet; thence North 135.27 feet to a point in the North line of State Trunk Highway No. 50; thence ETly in said North right-of-way line 238.50 feet along the arc of a curve to the right, the long chord of which bears S 87° 29' East 238.44 feet to the place of beginning; thence N 1294.73 feet; thence N 29° 41' 20" West 375.74 feet; thence N 00° 20' West 161.44 feet to a point in the Southerly line of a 49.5 foot wide public road; thence SWly in said road line 60.85 feet along the arc of a curve to the left, the long chord of which bears S 33° 30' West 60.85 feet; thence S 00° 04" West 157.88 feet; thence S 29° 41' 20" East 376.36; thence South 1279.40 feet to a point in the Northerly right-of-way line of the aforementioned State Trunk Highway No. 50; thence Easterly in said right-of-way line 49.55 feet to the place of beginning.

Also, together with two perpetual easements for the right to cross over and travel and maintain a sign for advertising upon the premises described in an Agreement dated September 20, 1974 and recorded September 20, 1974 in the office of the Register of Deeds for Walworth County, Wisconsin in Volume 122 of Records at pages 476-479 as Document No. 683482.

PARCEL B:

Lots 6, 7 and 8 of Notters Subdivision, being a subdivision of the Southeast 1/4 of Section 32, Township 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

Also the North 50 feet of a 100 foot strip of land, being the former C & N.W. Railroad right-of-way lying parallel and adjacent to the above described lots in Notter's Subdivision, Town of Geneva, Walworth County, Wisconsin as described below.

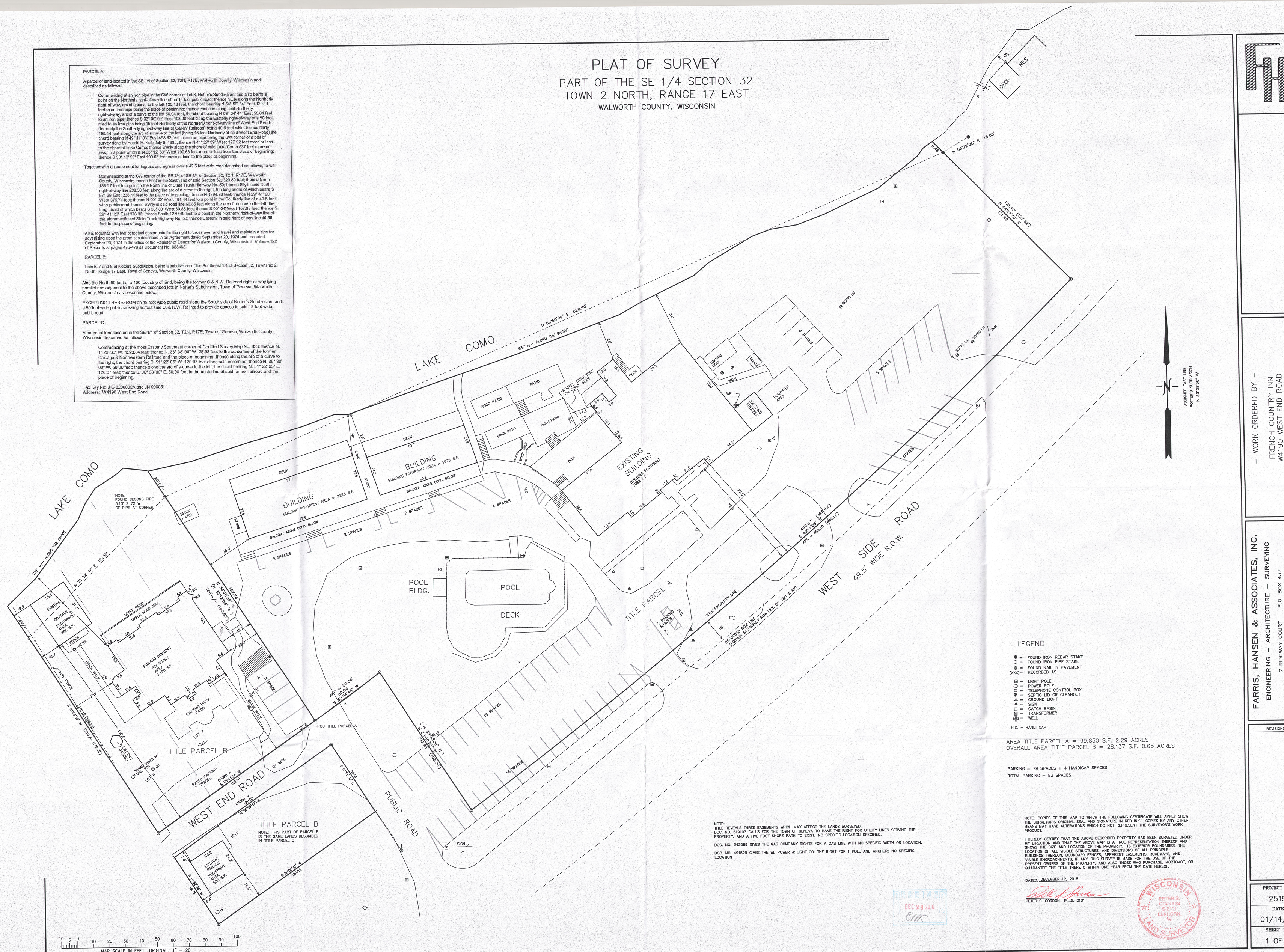
EXCEPTING THEREFROM an 18 foot wide public road along the South side of Notter's Subdivision, and a 50 foot wide public crossing across said C. & N.W. Railroad to provide access to said 18 foot wide public road.

PARCEL C:

A parcel of land located in the SE 1/4 of Section 32, T2N, R17E, Town of Geneva, Walworth County, Wisconsin described as follows:

Commencing at the most Easterly Southeast corner of Certified Survey Map No. 833; thence N. 1° 29' 30" W. 1223.04 feet; thence N. 38° 38' 00" W. 29.93 feet to the centerline of the former Chicago & Northwestern Railroad and the place of beginning; thence along the arc of a curve to the right, the chord bearing S. 51° 22' 05" W. 120.07 feet along said centerline; thence N. 36° 38' 00" W. 50.00 feet; thence along the arc of a curve to the left, the chord bearing N. 51° 22' 05" E. 120.07 feet; thence S. 36° 38' 00" E. 50.00 feet to the centerline of said former railroad and the place of beginning.

Tax Key No: J G 3200008A and JN 00005
Address: W4190 West End Road



LEGEND

- ● = FOUND IRON REBAR STAKE
- ○ = FOUND IRON PIPE STAKE
- ⊙ = FOUND NAIL IN PAVEMENT
- (XXX)= RECORDED AS
- ⊡ = LIGHT POLE
- ○ = POWER POLE
- □ = TELEPHONE CONTROL BOX
- ⊗ = SEPTIC LID OR CLEANOUT
- △ = GROUND LIGHT
- ▲ = SIGN
- ⊞ = CATCH BASIN
- ⊠ = TRANSFORMER
- ⊛ = WELL

H.C. = HANDI CAP

AREA TITLE PARCEL A = 99,850 S.F. 2.29 ACRES
OVERALL AREA TITLE PARCEL B = 28,137 S.F. 0.65 ACRES

PARKING = 79 SPACES + 4 HANDICAP SPACES
TOTAL PARKING = 83 SPACES

NOTE:
TITLE REVEALS THREE EASEMENTS WHICH MAY AFFECT THE LANDS SURVEYED.
DOC. NO. 619103 CALLS FOR THE TOWN OF GENEVA TO HAVE THE RIGHT FOR UTILITY LINES SERVING THE PROPERTY, AND A FIVE FOOT SHORE PATH TO EXIST: NO SPECIFIC LOCATION SPECIFIED.

DOC. NO. 343289 GIVES THE GAS COMPANY RIGHTS FOR A GAS LINE WITH NO SPECIFIC WIDTH OR LOCATION.

DOC. NO. 491529 GIVES THE WI. POWER & LIGHT CO. THE RIGHT FOR 1 POLE AND ANCHOR; NO SPECIFIC LOCATION

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 PRINCIPLE 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: DECEMBER 12, 2016

PETER S. GORDON P.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

RECEIVED DEC 28 2016

– WORK ORDERED BY –
FRENCH COUNTRY INN
W4190 WEST END ROAD
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2088 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 2519
DATE 01/14/01
SHEET NO. 1 OF 1

DEC 12 2016

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