

PLAT OF SURVEY OF

LEGAL DESCRIPTION - LANDS SURVEYED

LOT 18, PART OF LOT 17, AND PART OF FORMER SUB-DIVISION DRIVE OF LACHEY JOHNSON SUBDIVISION ALONG WITH LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF LOT 18 OF LACHEY JOHNSON SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 18 & 17 OF SAID SUBDIVISION, N 73DEG 27MIN 31SEC E, 100.04 FEET TO AN IRON REBAR STAKE FOUND MARKING THE POINT OF BEGINNING; THENCE S 18DEG 54MIN 13SEC E, 18.79 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY BOUNDARY OF A FORMER RAILROAD RIGHT OF WAY; THENCE S 17DEG 07MIN 41SEC E, 85.11 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY BOUNDARY OF SAID FORMER RAILROAD RIGHT OF WAY; THENCE ALONG SAID FORMER RAILROAD RIGHT OF WAY, 92.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING RADIUS OF 11424.20 FEET AND A CHORD WHICH BEARS S 72DEG 46MIN 27SEC W, 92.97 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID FORMER RAILROAD RIGHT OF WAY, 5.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11424.20 FEET AND A CHORD WHICH BEARS S 72DEG 27MIN 11SEC W, 5.91 FEET; THENCE N 17DEG 44MIN 55SEC W, 84.93 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE NORTHERLY BOUNDARY OF SAID FORMER RAILROAD RIGHT OF WAY; THENCE ALONG SAID FORMER RAILROAD RIGHT OF WAY, 6.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11509.20 FEET AND A CHORD WHICH BEARS S 72DEG 27MIN 38SEC W, 6.41 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 18 EXTENDED SOUTHERLY; THENCE N 00DEG 00MIN 00SEC W, ALONG THE WESTERLY BOUNDARY OF SAID LOT 18, IN PART, TO THE SOUTHERLY SHORE OF LAKE COMO; THENCE EASTERLY ALONG SAID SHORE, 89 FEET, MORE OR LESS; THENCE S 10DEG 13MIN 30SEC E, 169 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 24,786 SQUARE FEET (0.57 ACRES) OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC TO A 40 FOOT WIDE RIGHT OF WAY KNOWN AS LAKE COMO DRIVE.

LEGAL DESCRIPTION - PROPOSED CROSS-ACCESS EASEMENT

PART OF LOT 16, PART OF LOT 17, AND PART OF FORMER SUB-DIVISION DRIVE OF LACHEY JOHNSON SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF LOT 18 OF LACHEY JOHNSON SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 18 & 17 OF SAID SUBDIVISION, N 73DEG 27MIN 31SEC E, 100.04 FEET TO AN IRON REBAR STAKE FOUND MARKING THE POINT OF BEGINNING; THENCE N 10DEG 13MIN 30SEC W, 48.43 FEET; THENCE N 84DEG 47MIN 12SEC E, 31.09 FEET; THENCE 25.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S 58DEG 56MIN 58SEC E; THENCE S 22DEG 41MIN 08SEC E, 43.17 FEET TO THE COMMON BOUNDARY BETWEEN FORMER SUB-DIVISION DRIVE AND FORMER RAILROAD RIGHT OF WAY; THENCE ALONG SAID COMMON BOUNDARY, 56.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.20 FEET AND A CHORD WHICH BEARS S 73DEG 01MIN 55SEC W, 56.28 FEET TO AN IRON REBAR STAKE; THENCE N 16DEG 54MIN 13SEC W, 18.79 FEET TO THE POINT OF BEGINNING.

MEAN SHORE YARD AVERAGING SUMMARY

SHORE SETBACK WEST = 70.2'

SHORE SETBACK EAST = 52.5'

$70.2 + 52.5 = 122.7 / 2 = 61.35'$

SURVEYOR'S NOTES

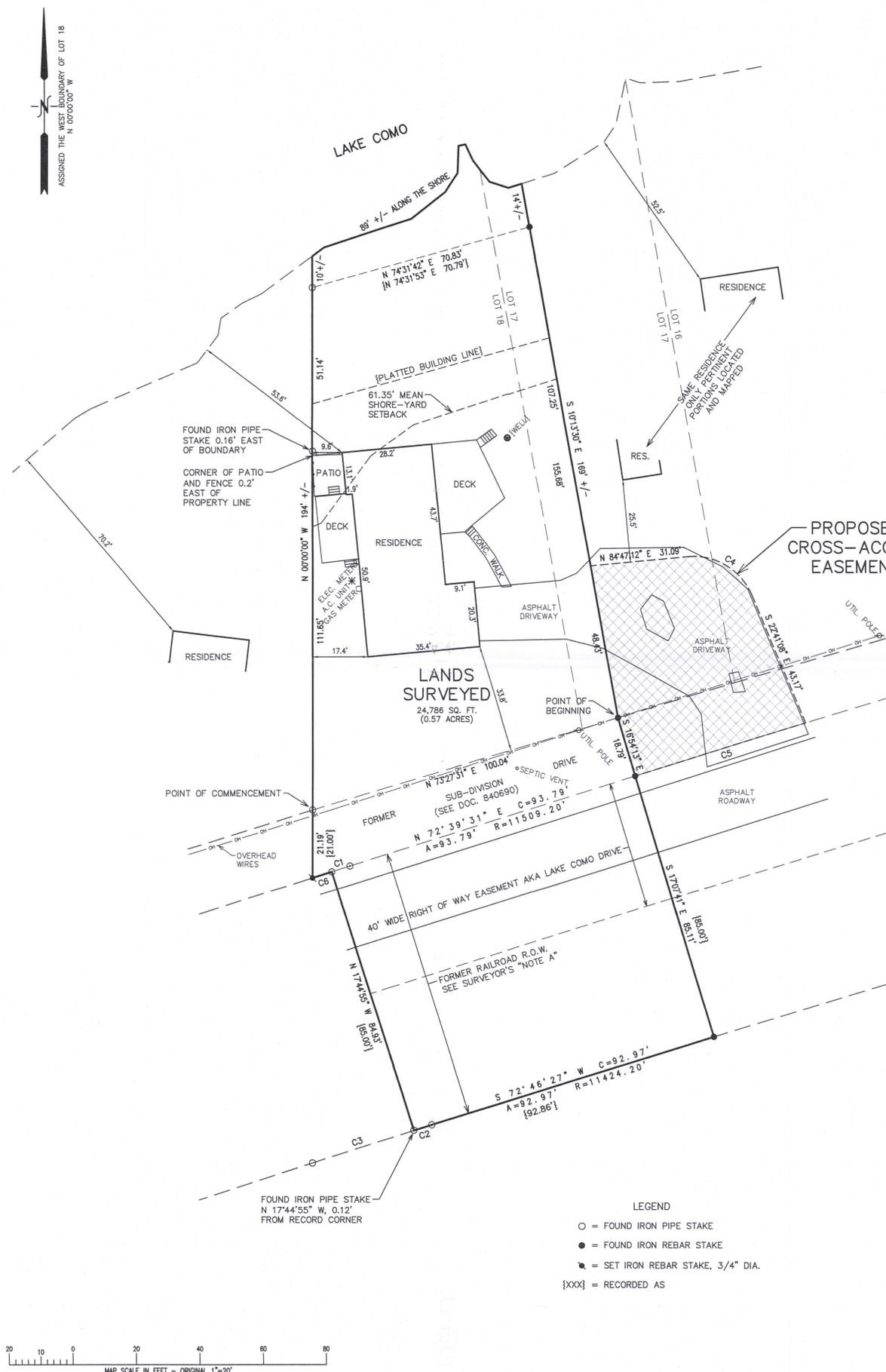
A) DOCUMENT NO. 103352, 633570, AND 636509 RESERVES BOTH THE RIGHT FOR FOOT PATH AND UTILITIES ACROSS THIS 85' WIDE STRIP OF LAND WITH NO SPECIFIC EASEMENT WIDTH OR LOCATION ALONG WITH THE 40' RIGHT OF WAY ALONG THE NORTH FORTY FEET.

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: 2/27/2017

PETER S. GORDON P.L.S. 2101



- C1: N 72°29'29" E
CHD.=6.01'
RAD.=11,509.20'
ARC=6.01' {6.00'}
- C2: S 72°27'11" W
CHD.=5.91'
RAD.=11,424.20'
ARC=5.91' {5.95'}
- C3: S 72°21'16" W
CHD.=33.51' {33.46'}
RAD.=11,424.20'
ARC=33.51'
- C4: S 58°56'58" E
CHD.=23.66'
RAD.=20.00'
ARC=25.32'
- C5: S 73°01'55" W
CHD.=56.28'
RAD.=11,509.20'
ARC=56.28'
- C6: S 72°27'38" W
CHD.=6.41' {6.37'}
RAD.=11,509.20'
ARC=6.41'

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - = SET IRON REBAR STAKE, 3/4" DIA.
 - {XXX} = RECORDED AS



MAR 06 2017

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WORK ORDERED BY -
SWEET & MAIER
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REVISIONS

PROJECT NO.
9693
DATE
02/27/2017
SHEET NO.
1 OF 1

JW-8

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