

Lake

Como

Plat of Survey

of

Tax Parcel JCON 00006,

located in Government Lot 2 in the Northwest 1/4 of Section 33, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

Legal Description

A parcel of land described in a Warranty Deed recorded November 2, 1983 in Vol. 312 on Page 594 as Document No. 96249, as shown below:

Parcel I:

Lot Twenty (20) in the Consumers Company Subdivision of Lake Como, part of Sections Twenty-eight (28), Thirty-two (32) and Thirty-three (33) all in Township Two (2) North, Range Seventeen (17) East, in the Town of Geneva.

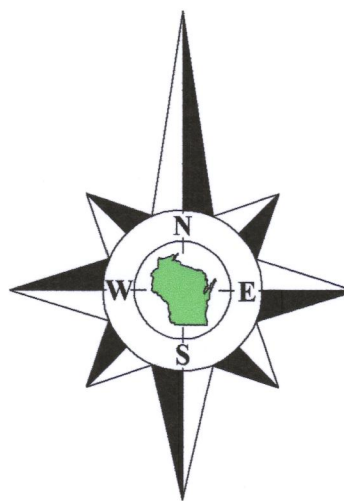
Parcel II:

Begin at the South West corner of Lot 20 Consumers Company Subdivision, in the Town of Geneva; 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; 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 South East corner of Lot 20, 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.

ALSO, the following lands not described in the above mentioned Warranty Deed

All that part of Lake Como Drive, vacated by Doc. No. 840690, which lies between the above mentioned Parcel I and Parcel II.

Surveyed for: **Keefe Real Estate, Inc.**
751 Geneva Parkway
Lake Geneva, Wisconsin. 53147

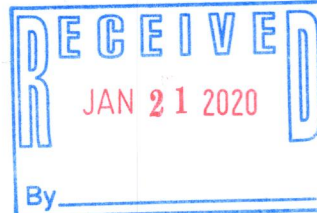


Bearings referenced to the East line of the fractional Northwest 1/4 of Section 33-2-17, recorded as N1°08'52"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Note A:

The property as described in Doc. No. 633568 and Doc. No. 96249 is described as going to and along the South line of the Railroad Right of Way. It would appear that the intent was to include the entire Railroad Right of Way. The Railroad Right of Way is shown as 100' wide on the railroad plans and on the plat of the Consumers Company Subdivision of Lake Como. However, the above mentioned documents also describe the property line as being 105 feet from the South line of Lot 20. To include the 20' wide right of way as shown on the plat of the Consumers Company Subdivision of Lake Como and the full 100' wide Railroad Right of Way this dimension would need to be 120'. Prior surveys of this parcel and adjacent properties do not include the Southerly 15' of the Railroad Right of Way.



Center 1/4 Corner
Section 33-2-17
N. 218,773.36
E. 2,406,077.32

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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Scale in Feet
1" = 20'



Survey Date: August 7, 2019.
Revisions:

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2019.100

Legend of Symbols & Abbreviations

- | | |
|-----------------------------|--------------|
| Found County Section Corner | N North |
| Found Iron Pipe | S South |
| Found Iron Rod | E East |
| Recorded Information | W West |
| Utility Pedestal | In Bearings |
| Concrete Cover | Degrees |
| Asphalt Surface | Minutes |
| Concrete Surface | Seconds |
| Brick Pavers or Stone | In Distances |
| | Feet |
| | Inches |

2019.100

JCON-6 217-4618