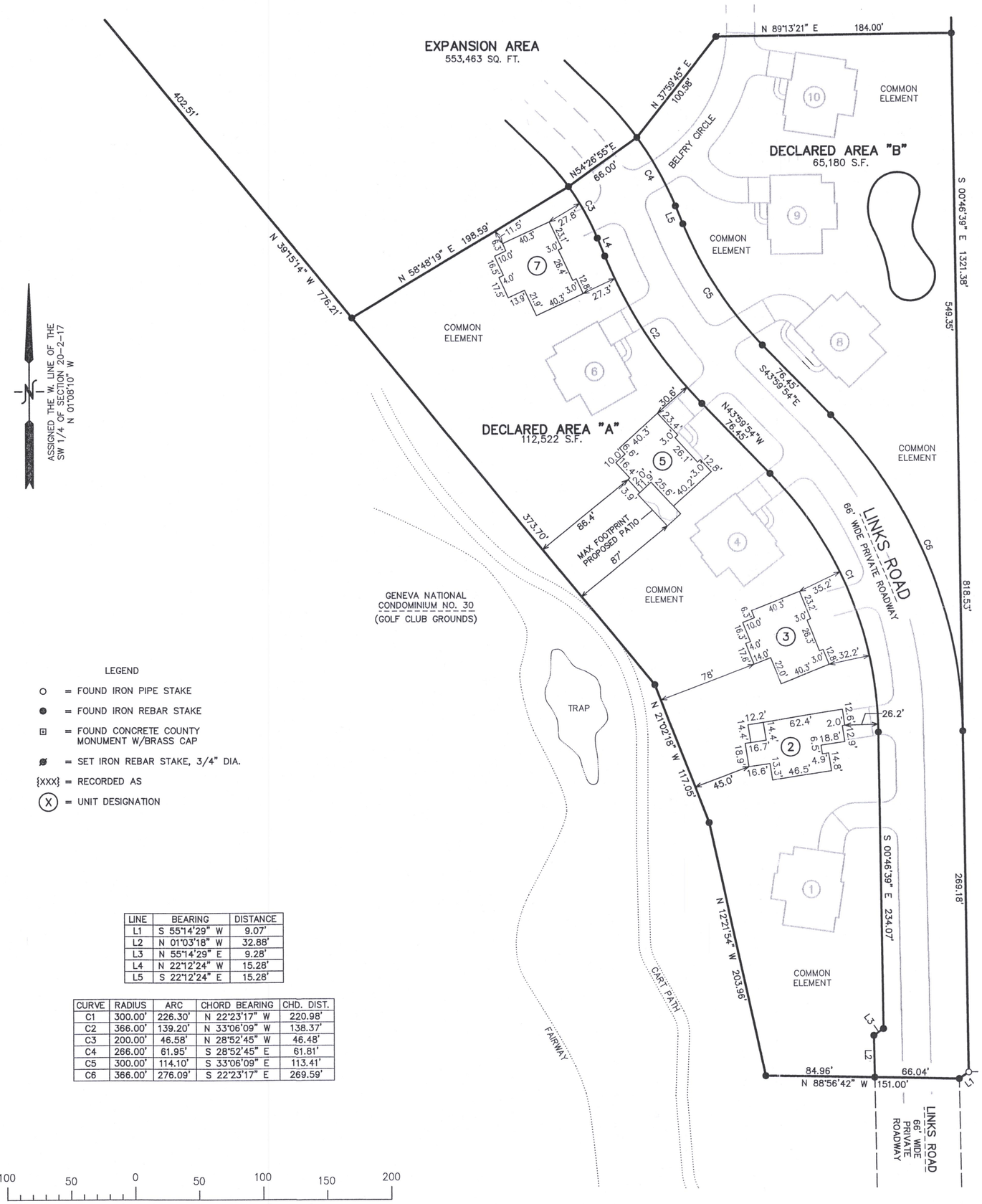
GENEVA NATIONAL CONDOMINIUM NO. 57 ADDENDUM NO. 1

LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN



LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ⊡ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- ⌀ = SET IRON REBAR STAKE, 3/4" DIA.
- {XXX} = RECORDED AS
- (X) = UNIT DESIGNATION

LINE	BEARING	DISTANCE
L1	S 55°14'29" W	9.07'
L2	N 01°03'18" W	32.88'
L3	N 55°14'29" E	9.28'
L4	N 22°12'24" W	15.28'
L5	S 22°12'24" E	15.28'

CURVE	RADIUS	ARC	CHORD BEARING	CHD. DIST.
C1	300.00'	226.30'	N 22°23'17" W	220.98'
C2	366.00'	139.20'	N 33°06'09" W	138.37'
C3	200.00'	46.58'	N 28°52'45" W	46.48'
C4	266.00'	61.95'	S 28°52'45" E	61.81'
C5	300.00'	114.10'	S 33°06'09" E	113.41'
C6	366.00'	276.09'	S 22°23'17" E	269.59'

100 50 0 50 100 150 200

MAP SCALE IN FEET ORIGINAL 1" = 60'

UNPLATTED LANDS

LEGAL DESCRIPTION DECLARED AREA "A"

LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, S 01DEG 08MIN 10SEC E, 1324.54 FEET; THENCE N 88DEG 51MIN 35SEC E, 2671.87 FEET TO AN IRON PIPE STAKE; THENCE N 88DEG 51MIN 40SEC E, 147.02 FEET; THENCE CONTINUE N 88DEG 51MIN 40SEC E, 1188.80 FEET TO AN IRON PIPE STAKE; THENCE S 0DEG 46MIN 39SEC E, 502.85 FEET; THENCE CONTINUE S 00DEG 46MIN 39SEC E, 818.53 FEET TO AN IRON PIPE STAKE; THENCE S 55DEG 14MIN 29SEC W, 9.07 FEET TO AN IRON REBAR STAKE FOUND MARKING THE NORTHEAST CORNER OF LINKS ROAD; THENCE N 88DEG 56MIN 42SEC W, 66.04 FEET TO THE WEST LINE OF LINKS ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 88DEG 56MIN 423EC W, 84.96 FEET TO AN IRON REBAR STAKE FOUND MARKING A CORNER OF GENEVA NATIONAL CONDOMINIUM NO. 30; THENCE ALONG SAID CONDOMINIUM NO. 30, N 12DEG 21MIN 54SEC W, 203.96 FEET TO AN IRON REBAR STAKE FOUND MARKING A CORNER OF SAID CONDOMINIUM NO. 30; THENCE CONTINUE ALONG SAID CONDOMINIUM NO. 30, N 21DEG 02MIN 18SEC W, 117.05 FEET TO AN IRON REBAR STAKE FOUND MARKING A CORNER OF SAID CONDOMINIUM NO. 30; THENCE CONTINUE ALONG SAID CONDOMINIUM NO. 30, N 39DEG 15MIN 14SEC W, 373.70 FEET; THENCE N 58DEG 48MIN 19SEC E, 198.59 FEET TO THE WEST LINE OF LINKS ROAD; THENCE ALONG LINKS ROAD THE FOLLOWING COURSES:
46.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CHORD WHICH BEARS S 28DEG 52MIN 45SEC E, 46.48 FEET;
S 22DEG 12MIN 24SEC E, 15.28 FEET;
139.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 366.00 FEET AND A CHORD WHICH BEARS S 33DEG 06MIN 09SEC E, 138.37 FEET;
S 43DEG 59MIN 54SEC E, 76.45 FEET;
226.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD WHICH BEARS S 22DEG 23MIN 17SEC E, 220.98 FEET;
S 00DEG 46MIN 39SEC E, 234.07;
S 55DEG 14MIN 29SEC W, 9.28 FEET;
S 01DEG 03MIN 18SEC E, 32.88 FEET TO THE POINT OF BEGINNING.
CONTAINING 112,522 SQUARE FEET (2.58 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION DECLARED AREA "B"

LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, S 01DEG 08MIN 10SEC E, 1324.54 FEET; THENCE N 88DEG 51MIN 35SEC E, 2671.87 FEET TO AN IRON PIPE STAKE; THENCE N 88DEG 51MIN 40SEC E, 147.02 FEET; THENCE CONTINUE N 88DEG 51MIN 40SEC E, 1188.80 FEET TO AN IRON PIPE STAKE; THENCE S 0DEG 46MIN 39SEC E, 502.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00DEG 46MIN 39SEC E, 549.35 FEET TO THE EAST LINE OF LINKS ROAD; THENCE ALONG LINKS ROAD THE FOLLOWING COURSES:
276.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RAADIUS OF 366.00 FEET AND A CHORD WHICH BEARS N 22DEG 23MIN 17SEC W, 269.59 FEET;
N 43DEG 59MIN 54SEC W, 76.45 FEET;
114.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD WHICH BEARS N 33DEG 06MIN 09SEC W, 113.41 FEET;
N 22DEG 12MIN 24SEC W, 15.28 FEET;
61.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 266.00 FEET AND A CHORD WHICH BEARS N 28DEG 52MIN 45SEC W, 61.81 FEET TO THE NORTH EAST END OF LINKS ROAD; THENCE N 37DEG 59MIN 45SEC W, 100.58 FEET; THENCE N 89DEG 13MIN 21SEC E, 184.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,180 SQUARE FEET OF LAND (1.50 ACRES) MORE OR LESS.

NOTE: BUILDINGS AND IMPROVEMENTS SHOWN WITHIN THE DECLARED AREA ON THIS EXHIBIT SHOWN AS GREYSCALE REPRESENT PROPOSED CONSTRUCTION NOT BEGUN AS OF THE DATE OF THIS PLAT.

RECEIVED
MAY 13 2022
By

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 AND ITS EXTERIOR BOUNDARIES. 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: 3/31/2022

REVISED A PLAT OF SURVEY PREPARED BY PETER S. GORDON AND DATED 4/27/2017 TO SHOW UNITS 3 AND 7 AS BUILT.

CHRISTOPHER A. HODGES P.L.S. 2760

WISCONSIN CHRISTOPHER A HODGES 2760 PALMYRA WIS. LAND SURVEYOR

UNPLATTED LANDS

PLAT OF SURVEY

– WORK ORDERED BY –
BAYSIDE POINTE LAND DEVELOPMENT, LLC
PO BOX 1254
WILLIAMS BAY, WI 53191

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 3269.57
DATE: 3/20/2013
SHEET NO. 1 OF 1

3/31/2022 X:\Projects\3269\COND0_57\DCAD\ASBUILT CAH

JGN 57-1 thru JGN 57-7

217-4969