

ABERNATHY and ASSOCIATES

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PLAT OF SURVEY OF 3 PARCELS OF LAND LOCATED IN SECTIONS 28 AND 29; TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN.

OWNER: CHARLES MOELTER
ROUTE 3 BOX 6495
LAKE GENEVA, WISCONSIN 53147

PARCEL NO. 1

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCE AT A FOUND IRON PIPE WHICH MARKS THE NORTHEAST CORNER OF LOT 47 OF GENEVA TERRITORY FIRST ADDITION SUBDIVISION; THENCE S 89°02'25" W ALONG THE NORTH LINE OF SAID SUBDIVISION 3.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°02'25" W ALONG SAID NORTH LINE 300.54 FEET; THENCE S 89°35'33" W ALONG THE NORTH LINE OF SAID SUBDIVISION 1316.87 FEET TO THE NORTHWEST CORNER OF OUTLOT 3 OF SAID SUBDIVISION; THENCE N 1°00'06" W 1817.68 FEET; THENCE S 45°49'31" E 1653.55 FEET TO A SET IRON ROD; THENCE S 45°49'31" E 407.90 FEET TO A SET IRON ROD; THENCE S 42°50'24" E 141.55 FEET TO A SET IRON ROD; THENCE S 39°54'04" E 112.73 FEET TO A SET IRON ROD IN THE CUL-DE-SAC OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 1220; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S 0°04'28" W 101.15 FEET HAVING A CENTRAL ANGLE OF 100°02'56" AND A RADIUS OF 66 FEET, 115.25 FEET; THENCE S 1°39'45" E 75.09 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 37.50 ACRES OF LAND MORE OR LESS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 1220.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	32.31	74°03'19"	25.00	30.11	N 72°32'45" W
C2	108.73	94°23'18"	66.00	96.64	N 82°42'25" W
C3	115.25	100°02'56"	66.00	101.15	S 0°04'28" W

PARCEL NO. 2

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCE AT A FOUND IRON PIPE WHICH MARKS THE NORTHEAST CORNER OF LOT 47 OF GENEVA TERRITORY FIRST ADDITION SUBDIVISION; THENCE S 89°02'25" W ALONG THE NORTH LINE OF SAID SUBDIVISION 3.93 FEET; THENCE N 1°39'45" W 75.09 FEET; THENCE N 0°04'28" E 101.15 FEET; THENCE N 45°49'31" W 112.73 FEET; THENCE N 42°50'24" W 141.55 FEET; THENCE N 45°49'31" W 407.90 TO A SET IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUE N 45°49'31" W 1653.55 FEET; THENCE N 1°00'06" W 807.79 TO A FENCE POST WHICH MARKS THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AS FENCED; THENCE N 87°36'32" E 255.09 FEET AS FENCED; THENCE S 47°11'29" E 2228.96 FEET TO A SET IRON ROD; THENCE S 38°52'01" W 290.68 FEET TO A SET IRON ROD; THENCE S 53°07'29" W 259.49 FEET TO SET IRON ROD; THENCE N 83°49'00" W 207.73 FEET TO A SET IRON ROD; THENCE S 44°10'29" W 134.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 38.2 ACRES OF LAND MORE OR LESS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 1220.

PARCEL NO. 3

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A FOUND IRON PIPE WHICH MARKS THE SOUTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1335; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S 61°13'05" W 126.29 FEET HAVING A CENTRAL ANGLE OF 12°13'31" AND A RADIUS OF 593.00 FEET, 126.53 FEET TO A FOUND IRON PIPE IN THE NORTHERLY LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 1220; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S 62°46'05" W 191.21 FEET HAVING A CENTRAL ANGLE OF 15°19'31" AND A RADIUS OF 717.00 FEET, 191.78 FEET TO A FOUND IRON PIPE IN THE NORTHERLY LINE OF SAID OUTLOT 1; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N 72°32'45" W 30.11 FEET HAVING A CENTRAL ANGLE OF 74°03'19" AND A RADIUS OF 25.00 FEET, 32.31 FEET TO A FOUND IRON PIPE IN THE NORTHERLY LINE OF SAID OUTLOT 1; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N 82°42'25" W 96.64 FEET HAVING A CENTRAL ANGLE OF 94°23'18" AND A RADIUS OF 66.00 FEET, 108.73 FEET TO A SET IRON ROD IN THE NORTHERLY LINE OF SAID OUTLOT 1; THENCE N 39°54'04" W 112.73 FEET TO A SET IRON ROD; THENCE N 45°49'31" W 407.90 FEET TO A SET IRON ROD; THENCE N 44°10'29" E 134.18 FEET TO A SET IRON ROD; THENCE S 83°49'00" E 207.73 FEET TO A SET IRON ROD; THENCE N 53°07'29" E 259.49 FEET TO A SET IRON ROD; THENCE N 38°52'01" E 290.68 FEET TO A SET IRON ROD; THENCE N 47°11'29" W 2228.96 FEET; THENCE N 87°36'32" E 1044.13 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AS FENCED; THENCE S 89°17'42" E 719.21 FEET AS FENCED; THENCE S 1°25'10" E 712.31 FEET ALONG THE WESTERLY LINE OF CERTIFIED SURVEY MAP NO. 1335 TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP; THENCE S 89°13'30" W 112.00 FEET TO A SET IRON ROD; THENCE S 1°25'10" E 645.82 FEET TO A SET IRON ROD; THENCE N 89°13'30" E 112.00 FEET TO A SET IRON ROD AT THE NORTHWEST CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP; THENCE S 1°25'10" E 246.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 3; THENCE S 0°44'32" E 749.28 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 43.96 ACRES OF LAND MORE OR LESS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 1220.

50' WIDE EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 50 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS, TO WIT: COMMENCE AT A FOUND IRON PIPE WHICH MARKS THE SOUTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1335; THENCE S 66°06'42" W 25.23 FEET TO A POINT IN THE NORTHERLY LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 1220 TO THE POINT OF BEGINNING; THENCE N 16°04'52" W 186.49 FEET; THENCE N 35°36'47" W 68.04 FEET; THENCE N 2°06'43" E 123.46 FEET; THENCE N 39°48'02" W 80.00 FEET; THENCE N 64°45'50" W 164.30 FEET; THENCE N 39°55'40" W 108.12 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AS FENCED. 10" DIA. WOOD FENCE POST ON GOOD CONDITION.

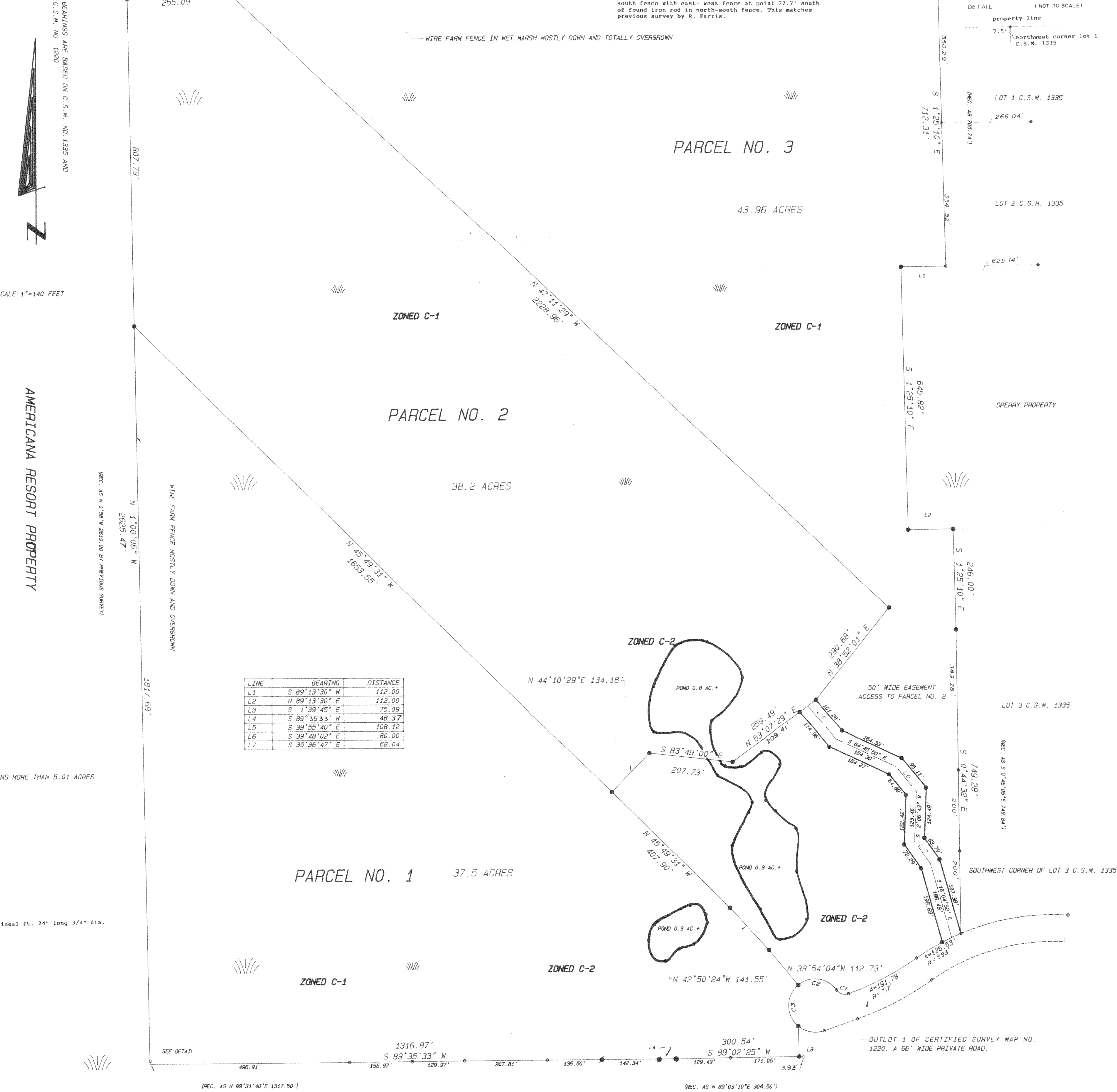
AMERICANA RESORT PROPERTY

SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AS FENCED.

(REC. AS N 88°59'20"E)

SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AS FENCED. Used intersection of north-south fence with east-west fence at point 27.1' south of found iron rod in north-south fence. This matches previous survey by R. Parris.

SEE DETAIL
DETAIL (NOT TO SCALE)
property line
7.5' Northwest corner lot 1 C.S.M. 1335



NOTE
EACH PARCEL CONTAINS MORE THAN 5.01 ACRES OF C-2 LAND.

LEGEND

○ - iron pipe found
● - iron rod set 1/5 lbs. / lineal ft. 24" long 3/4" dia.
--- survey
--- record dimension

NORTHWEST CORNER OF OUTLOT 3 OF GENEVA TERRITORY FIRST ADDITION.

DETAIL (NOT TO SCALE)
property line
found iron pipe set by R. Parris
6.89' survey
property line
Northwest corner Outlot 3

GENEVA TERRITORY FIRST ADDITION

Note: See Doc # 194060, Vol 486, p 27 For Deed On These Parcels

PARCEL #1 is Now Tax Map # NLY-28-3E & NLY-29-1
" #2 " " " # NLY-28-3F & NLY-29-1A
" #3 " " " # NLY-28-3H & NLY-29-1B

NORTHWEST CORNER OF LOT 47 GENEVA TERRITORY FIRST ADDITION

OLD TAX #
NLY-28-3A
NLY-28-1
NLY-29-1A

218-486