

EAGLE POINTE CONDOMINIUM

CITY OF DELAVAN

Part of Lot 1 of Certified Survey Map No. 902 as recorded in the office of the Register of Deeds for Walworth County, in Volume 4 of Certified Surveys, page 127, as document no. 43908 and being located in part of the Northwest 1/4 of the Northeast 1/4 and part of the Northeast 1/4 of the Northwest 1/4, all in Section 19, Town 2 North, Range 16 East of the Fourth Principal Meridian, City of Delavan, Walworth County, Wisconsin and being more particularly described as follows:

Commencing at a concrete monument marking the Southwest corner of said Lot 1, run thence North 0°45'36" East along the west line of said lot, 584.70 feet to the Northwest corner of said lot and the point of beginning of the following described parcel; thence North 89°32'12" East along the north line of said lot, 529.38 feet; thence South 1°15'00" West, 69.89 feet; thence South 59°08'00" West, 27.00 feet; thence South 30°59'00" East, 59.87 feet; thence South 54°51'00" West, 30.00 feet; thence South 35°13'00" East, 29.43 feet; thence South 48°24'00" East, 153.15 feet; thence South 60°12'00" East, 103.79 feet; thence South 80°05'00" East, 101.81 feet; thence South 68°48'00" East, 48.91 feet; thence South 0°16'10" West along the west line of South Second Street, as monumented, 137.48 feet; thence Northwesterly along the arc of a curve to the right, 69.80 feet, having a radius of 435.99 feet, a central angle of 9°10'20" and whose long chord bears North 85°07'40" West, 69.82 feet; thence North 80°33'30" West, 129.70 feet to a point of curvature; thence Northwesterly along the arc of a curve to the left, 55.88 feet, having a radius of 350.20 feet, a central angle of 9°08'34" and whose long chord bears North 85°07'47" West, 55.82 feet; thence North 89°42'04" West, 243.76 feet; thence North 0°17'56" East, 25.00 feet; thence Northeasterly along the arc of a curve to the left, 39.97 feet, having a radius of 29.50 feet, a central angle of 77°37'30" and whose long chord bears North 51°29'11" East, 36.98 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the right, 14.57 feet, having a radius of 103.34 feet, a central angle of 8°04'34" and whose long chord bears North 16°42'43" East, 14.55 feet; thence North 20°45'00" East, 62.46 feet to a point of curvature; thence Northeasterly along the arc of a curve to the right, 51.87 feet, having a radius of 169.84 feet, a central angle of 17°30'00" and whose long chord bears North 29°30'00" East, 51.67 feet; thence North 38°15'00" East, 17.37 feet to a point of curvature; thence Northwesterly along the arc of a curve to the left, 102.72 feet, having a radius of 50.50 feet, a central angle of 116°32'42" and whose long chord bears North 20°01'21" West, 85.91 feet; thence North 78°17'42" West, 76.33 feet to a point of curvature; thence Northwesterly along the arc of a curve to the left, 124.885 feet, having a radius of 416.36 feet, a central angle of 17°11'08" and whose long chord bears North 86°53'16" West, 124.42 feet to a point of compound curvature; thence Southwesterly along the arc of a curve to the left, 48.62 feet, having a radius of 39.50 feet, a central angle of 70°31'18" and whose long chord bears South 49°15'31" West, 45.61 feet; thence North 76°00'08" West, 25.00 feet; thence North 43°55'53" West, 278.93 feet to the point of beginning.

Containing 3.9388 acres of land, more or less.

Subject to any easements of record.

NOTE: ALL STREETS WITHIN THIS CONDOMINIUM ARE 25 feet wide PRIVATE STREETS AND COMMON AREA.

ALL DECKS, BALCONIES, ENTRANCES AND STAIRWAYS, STORAGE AREAS AND THE PARKING SPACE(S) ADJACENT TO EACH GARAGE DOOR ARE LIMITED COMMON AREAS.

ALL OTHER AREAS, EXCEPT THE UNITS, ARE COMMON AREA.

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	BEARING	LONG CHORD LENGTH
A-B	69.80'	435.99'	9°10'20"	N 85°07'40" W	69.82'
C-D	55.88'	350.20'	9°08'34"	N 85°07'47" W	55.82'
E-F	39.97'	29.50'	77°37'30"	N 51°29'11" E	36.98'
F-G	14.57'	103.34'	8°04'34"	N 16°42'43" E	14.55'
H-I	51.87'	169.84'	17°30'00"	N 29°30'00" E	51.67'
J-K	102.72'	50.50'	116°32'42"	N 20°01'21" W	85.91'
L-M	124.885'	416.36'	17°11'08"	N 86°53'16" W	124.42'
H-N	48.62'	39.50'	70°31'18"	S 49°15'31" W	45.61'
N-O	36.71'	39.50'	53°14'52"	S 12°37'34" E	35.40'
M-O	85.33'	39.50'	123°46'10"	S 22°38'05" W	69.68'
O-P	77.45'	82.50'	53°47'08"	S 12°21'26" E	74.63'
Q-R	73.64'	40.48'	104°14'12"	S 37°34'58" E	63.90'
R ₁ -Q ₁	119.125'	65.48'	104°14'12"	N 37°34'58" W	103.36'
P ₁ -O ₁	53.98'	57.50'	53°47'08"	N 12°21'26" W	52.02'
O ₁ -N ₁	59.94'	64.50'	53°14'52"	N 12°37'34" W	57.81'
N ₁ -M ₁	79.39'	64.50'	70°31'18"	N 49°15'31" E	74.47'
O ₁ -M ₁	139.33'	64.50'	123°46'10"	N 22°38'05" E	113.78'
M ₁ -L ₁	132.385'	441.36'	17°11'08"	S 86°53'16" E	131.89'
K ₁ -J ₁	153.57'	75.50'	116°32'42"	S 70°01'21" E	128.43'
I ₁ -H ₁	44.24'	144.84'	17°30'00"	S 29°30'00" W	44.07'
G ₁ -E ₁	56.87'	29.50'	110°27'04"	S 34°28'32" E	48.46'
D ₁ -C ₁	59.87'	375.20'	9°08'34"	S 85°07'47" E	59.81'
B ₁ -A ₁	65.79'	410.99'	9°10'20"	S 85°08'40" E	65.72'

TYPICAL BUILDING DIAGRAMS

