

February 18th, 2021

PLAT OF SURVEY

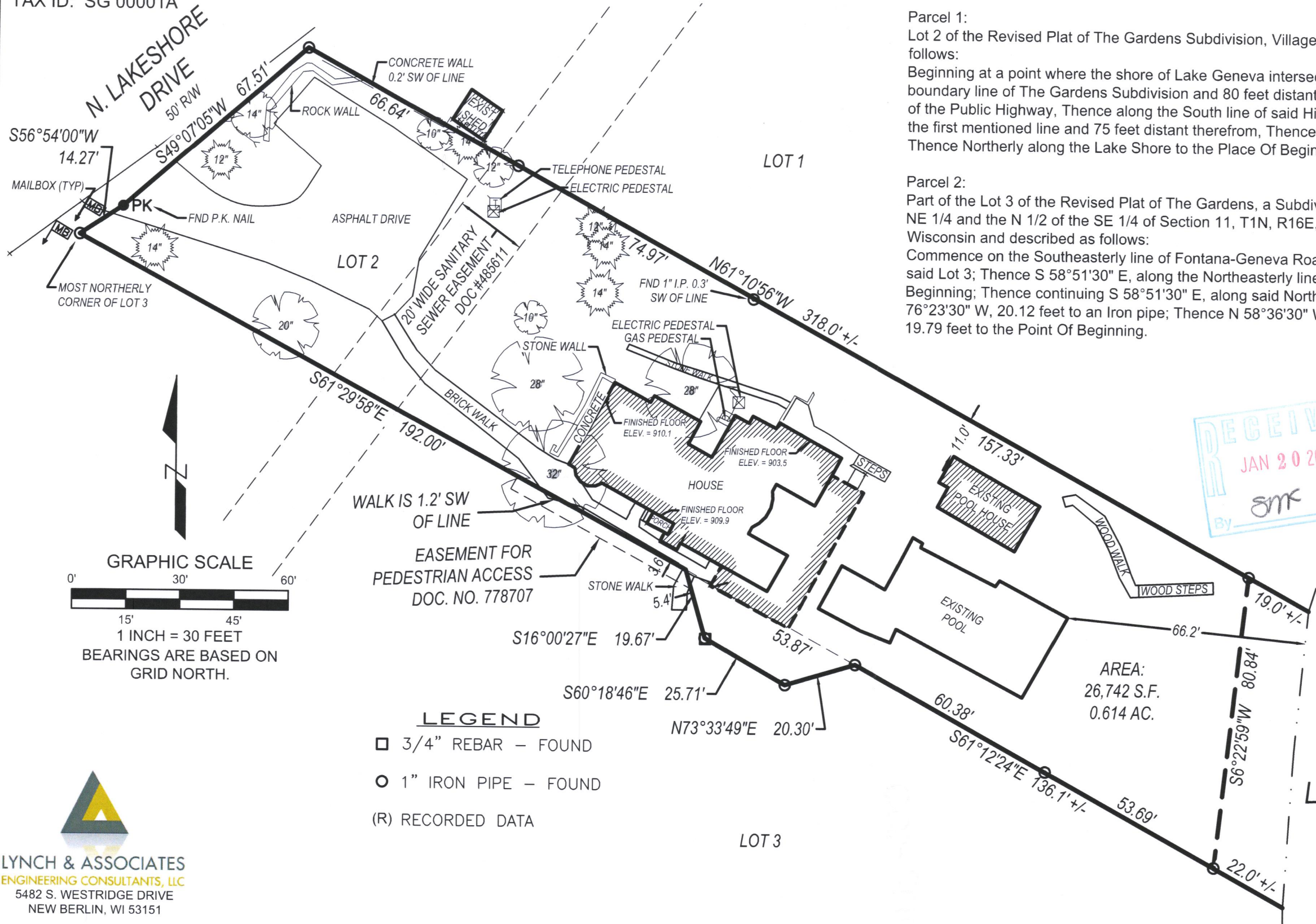
Survey No. 21-5015

LOCATION: 569 N. Lakeshore Dr., Fontana, Wisconsin
PREPARED FOR: Hans Melges - Melges Real Estate
CURRENT OWNER: Edward Aaron Roth, Jr. & Nikole Noelle Roth
TAX ID: SG 00001A

LEGAL DESCRIPTION:

Parcel 1:
Lot 2 of the Revised Plat of The Gardens Subdivision, Village of Fontana, Walworth County, Wisconsin described as follows:
Beginning at a point where the shore of Lake Geneva intersects with a line that is parallel with the front Northern boundary line of The Gardens Subdivision and 80 feet distant therefrom, thence along this line 305 feet to the South line of the Public Highway, Thence along the South line of said Highway 82 feet to an Iron stake to a line that is parallel with the first mentioned line and 75 feet distant therefrom, Thence 380 feet along this line S 58°45' E to the Lake Shore, Thence Northerly along the Lake Shore to the Place Of Beginning.

Parcel 2:
Part of the Lot 3 of the Revised Plat of The Gardens, a Subdivision located in the SE 1/4 of the NW 1/4, the S 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 11, T1N, R16E, Village of Fontana-On-Geneva Lake, Walworth County, Wisconsin and described as follows:
Commence on the Southeasterly line of Fontana-Geneva Road at an Iron pipe marking the most Northerly corner of said Lot 3; Thence S 58°51'30" E, along the Northeasterly line of said Lot 3, 192.06 feet to an Iron pipe and the Point Of Beginning; Thence continuing S 58°51'30" E, along said Northeasterly line, 53.87 feet to an Iron pipe, Thence S 76°23'30" W, 20.12 feet to an Iron pipe; Thence N 58°36'30" W, 25.65 feet to an Iron pipe; Thence N 13°36'30" W, 19.79 feet to the Point Of Beginning.



- LEGEND**
- 3/4" REBAR - FOUND
 - 1" IRON PIPE - FOUND
 - (R) RECORDED DATA

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

DRAWING BY:
FIELD WORK BY:
PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527