

ABELL
SURVEYING & MAPPING
DELAVAN, WISCONSIN 53115
414-728-6737

SHEET 1 OF 2 SHEETS

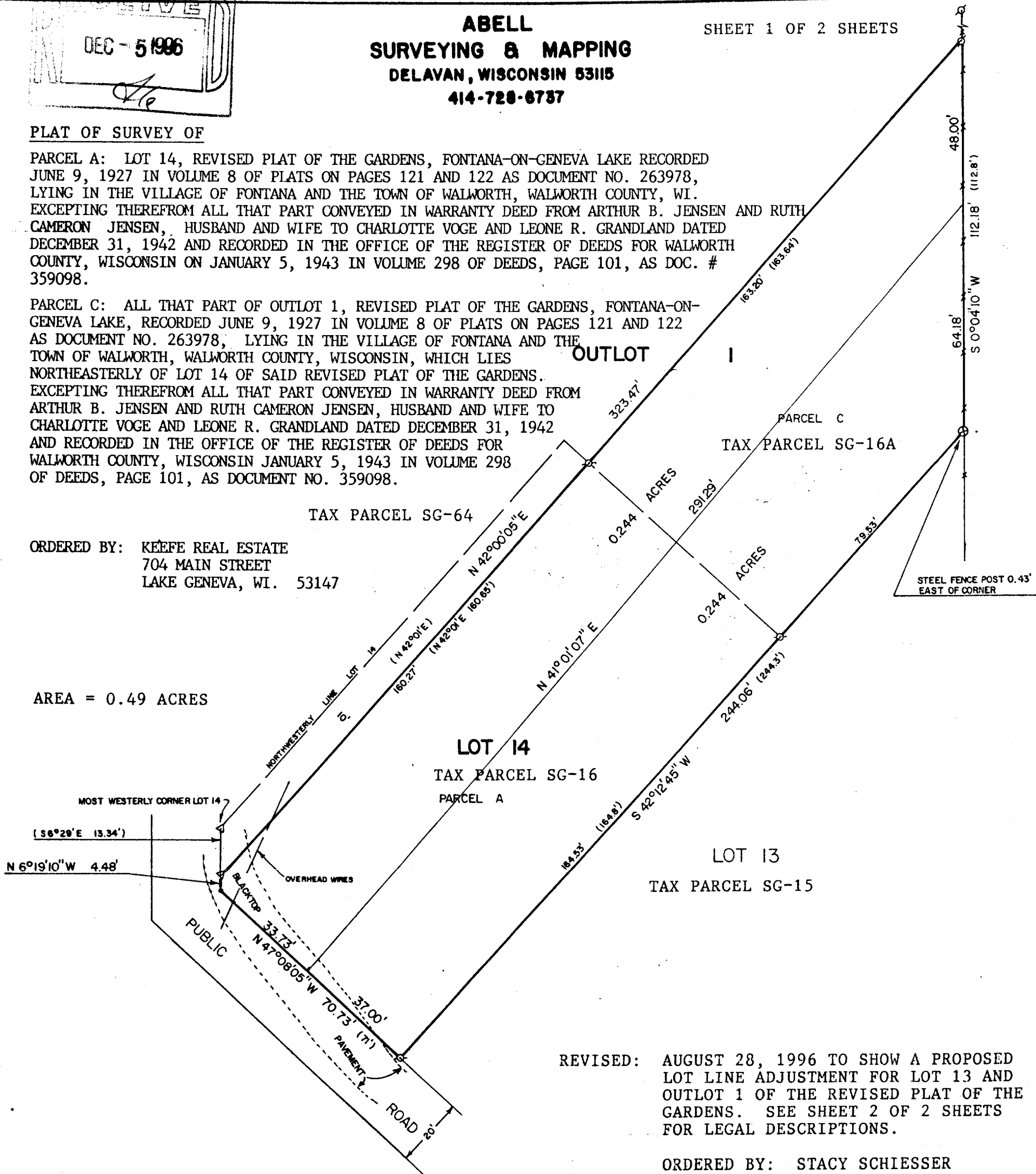
PLAT OF SURVEY OF

PARCEL A: LOT 14, REVISED PLAT OF THE GARDENS, FONTANA-ON-GENEVA LAKE RECORDED JUNE 9, 1927 IN VOLUME 8 OF PLATS ON PAGES 121 AND 122 AS DOCUMENT NO. 263978, LYING IN THE VILLAGE OF FONTANA AND THE TOWN OF WALWORTH, WALWORTH COUNTY, WI. EXCEPTING THEREFROM ALL THAT PART CONVEYED IN WARRANTY DEED FROM ARTHUR B. JENSEN AND RUTH CAMERON JENSEN, HUSBAND AND WIFE TO CHARLOTTE VOGUE AND LEONE R. GRANDLAND DATED DECEMBER 31, 1942 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON JANUARY 5, 1943 IN VOLUME 298 OF DEEDS, PAGE 101, AS DOC. # 359098.

PARCEL C: ALL THAT PART OF OUTLOT 1, REVISED PLAT OF THE GARDENS, FONTANA-ON-GENEVA LAKE, RECORDED JUNE 9, 1927 IN VOLUME 8 OF PLATS ON PAGES 121 AND 122 AS DOCUMENT NO. 263978, LYING IN THE VILLAGE OF FONTANA AND THE TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN, WHICH LIES NORTHEASTERLY OF LOT 14 OF SAID REVISED PLAT OF THE GARDENS. EXCEPTING THEREFROM ALL THAT PART CONVEYED IN WARRANTY DEED FROM ARTHUR B. JENSEN AND RUTH CAMERON JENSEN, HUSBAND AND WIFE TO CHARLOTTE VOGUE AND LEONE R. GRANDLAND DATED DECEMBER 31, 1942 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN JANUARY 5, 1943 IN VOLUME 298 OF DEEDS, PAGE 101, AS DOCUMENT NO. 359098.

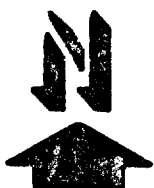
ORDERED BY: KEEFE REAL ESTATE
704 MAIN STREET
LAKE GENEVA, WI. 53147

AREA = 0.49 ACRES



REVISED: AUGUST 28, 1996 TO SHOW A PROPOSED LOT LINE ADJUSTMENT FOR LOT 13 AND OUTLOT 1 OF THE REVISED PLAT OF THE GARDENS. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTIONS.

ORDERED BY: STACY SCHIESSER
420 LOWER GARDENS
FONTANA, WI 53125



SCALE - 1"=30'

LEGEND

- ⊗ - IRON PIPE FOUND
- △ - RAILROAD SPIKE FOUND
- - PK NAIL FOUND
- CHAINLINK FENCE
- () - RECORDED AS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 (1) YEAR FROM DATE HEREON.

David F. Abell
DAVID F. ABELL

WISCONSIN REGISTERED LAND SURVEYOR, S-1596

June 27, 1990
DATE

JOB NUMBER - 90081

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

005-1552

SHEET 2 OF 2 SHEETS

**ABELL
SURVEYING & MAPPING**

1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115 • 414-728-6737

DAVID F. ABELL, RLS

DESCRIPTION OF

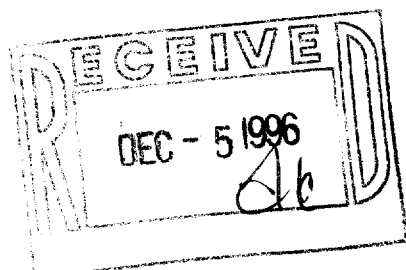
A PARCEL OF LAND BEING PART OF LOT 14 AND OUTLOT 1 OF THE REVISED PLAT OF THE GARDENS, LOCATED IN THE VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 14; THENCE N 47°08'05" W 37.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14; THENCE N 41°01'07" E 291.29 FEET TO THE EASTERLY LINE OF SAID OUTLOT 1; THENCE S 0°04'10" W 64.18 FEET ALONG THE EASTERLY LINE OF SAID OUTLOT 1; THENCE S 42°12'45" W 244.06 FEET ALONG THE SOUTHEASTERLY LINE OF SAID OUTLOT 1 AND THE SOUTHEASTERLY LINE OF SAID LOT 14 TO THE MOST SOUTHERLY CORNER OF SAID LOT 14 AND THE PLACE OF BEGINNING, CONTAINING 0.244 ACRES MORE OR LESS.

THIS IS A LOT LINE ADJUSTMENT BETWEEN TAX PARCELS SG-16, SG-16A AND SG-15.

DESCRIPTION OF

A PARCEL OF LAND BEING PART OF LOT 14 AND OUTLOT 1 OF THE REVISED PLAT OF THE GARDENS, LOCATED IN THE VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 14; THENCE N 47°08'05" W 37.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 TO THE PLACE OF BEGINNING; THENCE CONTINUE N 47°08'05" W 33.73 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE N 6°19'10" W 4.48 FEET ALONG THE WESTERLY LINE OF SAID LOT 14; THENCE N 42°00'05" E 323.47 FEET TO THE EASTERLY LINE OF SAID OUTLOT 1; THENCE S 0°04'10" W 48.00 FEET ALONG THE EASTERLY LINE OF SAID OUTLOT 1; THENCE S 41°01'07" W 291.29 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 14 AND THE PLACE OF BEGINNING, CONTAINING 0.244 ACRES MORE OR LESS.

THIS IS A LOT LINE ADJUSTMENT BETWEEN TAX PARCELS SG-16, SG-16A AND SG-64.



DATE: AUGUST 28, 1996