

PLAT OF SURVEY

LEGAL DESCRIPTION FROM VOLUME 675, PAGE 9753, DOC. NO. 459327 WALWORTH CO. RECORDS

That part of Lot 5 of The Gardens Subdivision, as per revised plat recorded June 9, 1927 in Volume 8 of Plats on pages 121 and 122, Walworth County, Wisconsin described as follows, to-wit: Beginning at the Southwest corner of Lot 7 of the Gardens Subdivision; thence South 55° 49' East 16.7 feet thence South 34° 11' West 4 feet; thence South 55° 49' East 34.8 feet; thence South 68° 51' East 123.6 feet; thence North 31° 15' East 4 feet; thence South 64° 18' East 236.7 feet; thence South 49° 02' East 144.2 feet; thence South 77° 06' East 72.8 feet to the shore of Geneva Lake; thence southerly along the shore of Geneva Lake to that part of Lot 5 which lies South of the Brook; thence northwesterly along the South edge of said Brook (which bounds Lot 6 on the North) 700 feet, more or less, to the public highway; thence North 59° 12' East 24 feet to the place of beginning.

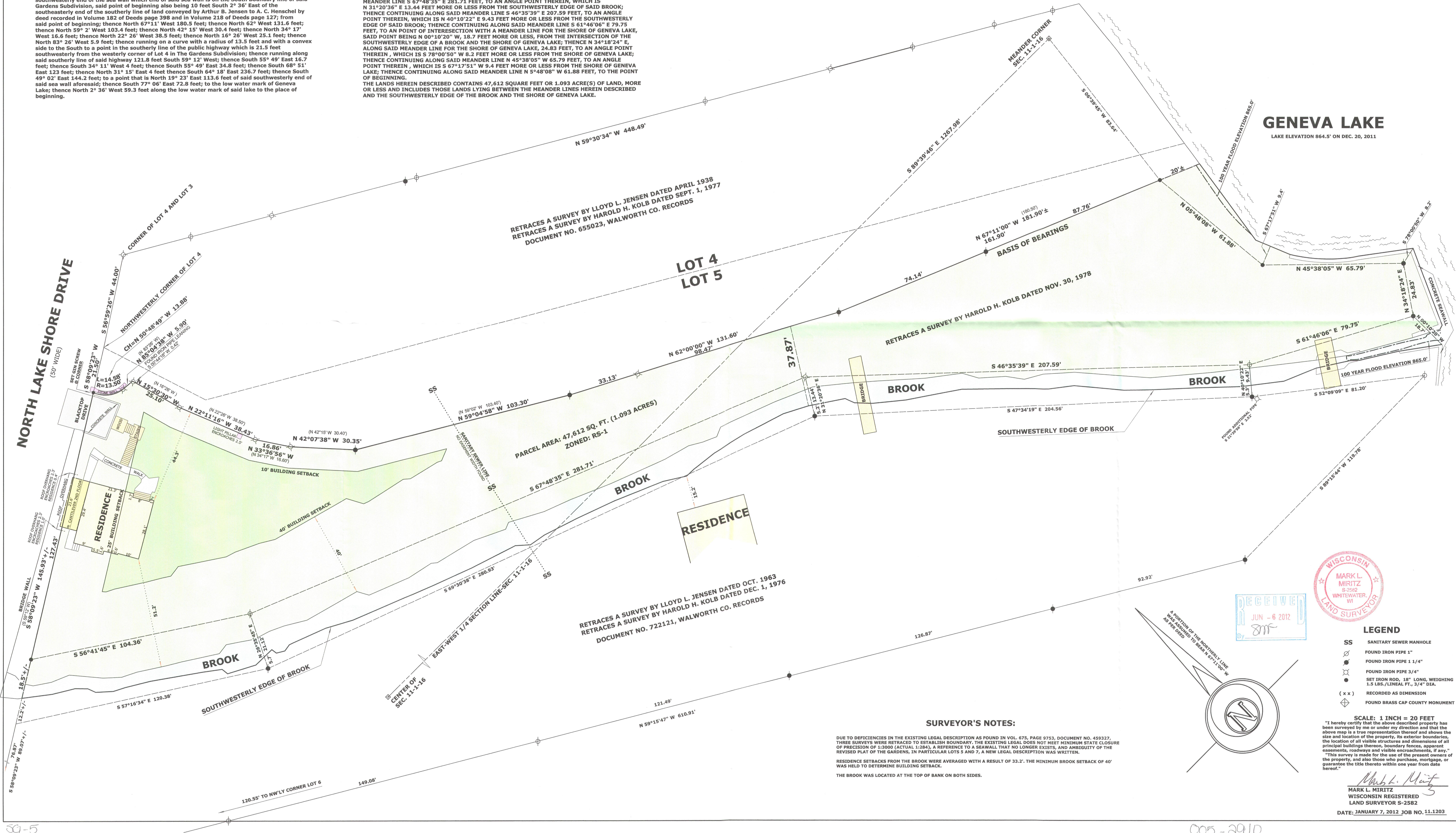
That part of Lot 5 and that part of Lot 7 in said Gardens Subdivision described as follows, to-wit: Beginning at a point in the low water mark of Geneva Lake that is North 2° 36' West 59.3 feet of a point that is South 77° 6' East 72.8 feet of a point that is North 19° 23' East 113.6 feet of the southwesterly end of the sea wall which end of said sea wall is on the South Boundary line of said Gardens Subdivision, said point of beginning also being 10 feet South 2° 36' East of the southeasterly end of the southerly line of land conveyed by Arthur B. Jensen to A. C. Henschel by deed recorded in Volume 182 of Deeds page 398 and in Volume 218 of Deeds page 127; from said point of beginning; thence North 67° 11' West 180.5 feet; thence North 62° West 131.6 feet; thence North 59° 2' West 103.4 feet; thence North 42° 15' West 30.4 feet; thence North 34° 17' West 16.6 feet; thence North 22° 26' West 38.5 feet; thence North 16° 26' West 25.1 feet; thence North 83° 26' West 5.9 feet; thence running on a curve with a radius of 13.5 feet and with a convex side to the South to a point in the southerly line of the public highway which is 21.5 feet southwesterly from the westerly corner of Lot 4 in The Gardens Subdivision; thence running along said southerly line of said highway 121.8 feet South 59° 12' West; thence South 55° 49' East 16.7 feet; thence South 34° 11' West 4 feet; thence South 55° 49' East 34.8 feet; thence South 68° 51' East 123 feet; thence North 31° 15' East 4 feet thence South 64° 18' East 236.7 feet; thence South 49° 02' East 144.2 feet; to a point that is North 19° 23' East 113.6 feet of said southwesterly end of said sea wall aforesaid; thence South 77° 06' East 72.8 feet; to the low water mark of Geneva Lake; thence North 2° 36' West 59.3 feet along the low water mark of said lake to the place of beginning.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 5 AND PART OF LOT 7 OF THE GARDENS SUBDIVISION, AS PER REVISED PLAT RECORDED JUNE 9, 1927 IN VOLUME 8 OF PLATS ON PAGES 121 AND 122, LOCATED IN PART OF FRACTIONAL SECTION 11, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: THENCE COMMENCE AT A BRASS CAP MONUMENT MARKING CENTER OF SAID SECTION; THENCE S 89°39'46" E ALONG THE EAST-WEST QUARTER SECTION LINE 1267.98 FEET TO A BRASS CAP MONUMENT MARKING THE MEANDER CORNER ON SAID EAST-WEST QUARTER LINE; THENCE S 6°39'45" W 83.64 FEET TO A SET IRON ROD AND THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID ROD BEING N 67°11'00" W 20.00 MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE N 67°11'00" W 161.90 FEET; THENCE N 62°00'00" W 131.60 FEET; THENCE N 59°04'58" W 103.30 FEET; THENCE N 42°07'38" W 30.35 FEET; THENCE N 33°36'56" W 16.86 FEET; THENCE N 22°11'16" W 38.43 FEET; THENCE N 15°30'30" W 25.10 FEET; THENCE N 85°04'38" W 5.90 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET, A DELTA OF 61°53'04", AN ARCH LENGTH OF 14.58 FEET, AND A CHORD WHICH BEARS N 50°48'49" W HAVING A CHORD DISTANCE OF 13.88 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF NORTH LAKE SHORE DRIVE; THENCE S 58°09'23" W, ALONG SAID SOUTHEASTERLY LINE, 127.43 FEET TO A POINT OF INTERSECTION WITH A MEANDER LINE FOR A BROOK, SAID POINT IS N 58°09'23" E 18.50 FEET MORE OR LESS FROM THE SOUTHWESTERLY EDGE OF SAID BROOK; THENCE S 56°41'45" E, ALONG SAID MEANDER LINE, 104.36 FEET TO AN ANGLE POINT THEREIN, WHICH IS N 26°35'45" E 21.12 FEET MORE OR LESS FROM THE SOUTHWESTERLY EDGE OF SAID BROOK; THENCE CONTINUING ALONG SAID MEANDER LINE S 67°48'35" E 281.71 FEET, TO AN ANGLE POINT THEREIN, WHICH IS N 31°20'36" E 13.44 FEET MORE OR LESS FROM THE SOUTHWESTERLY EDGE OF SAID BROOK; THENCE CONTINUING ALONG SAID MEANDER LINE S 46°35'39" E 207.59 FEET, TO AN ANGLE POINT THEREIN, WHICH IS N 40°10'22" E 9.43 FEET MORE OR LESS FROM THE SOUTHWESTERLY EDGE OF SAID BROOK; THENCE CONTINUING ALONG SAID MEANDER LINE S 61°46'06" E 79.75 FEET, TO AN ANGLE POINT OF INTERSECTION WITH A MEANDER LINE FOR THE SHORE OF GENEVA LAKE, SAID POINT BEING N 00°10'20" W, 18.7 FEET MORE OR LESS, FROM THE INTERSECTION OF THE SOUTHWESTERLY EDGE OF A BROOK AND THE SHORE OF GENEVA LAKE; THENCE N 34°18'24" E, ALONG SAID MEANDER LINE FOR THE SHORE OF GENEVA LAKE, 24.83 FEET, TO AN ANGLE POINT THEREIN, WHICH IS S 78°00'50" W 8.2 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE CONTINUING ALONG SAID MEANDER LINE N 45°38'05" W 65.79 FEET, TO AN ANGLE POINT THEREIN, WHICH IS S 67°17'51" W 9.4 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE CONTINUING ALONG SAID MEANDER LINE N 5°48'08" W 61.88 FEET, TO THE POINT OF BEGINNING.

THE LANDS HEREIN DESCRIBED CONTAINS 47,612 SQUARE FEET OR 1.093 ACRE(S) OF LAND, MORE OR LESS AND INCLUDES THOSE LANDS LYING BETWEEN THE MEANDER LINES HEREIN DESCRIBED AND THE SOUTHWESTERLY EDGE OF THE BROOK AND THE SHORE OF GENEVA LAKE.

OWNER: BRIAN D. PORTER
547 NORTH LAKE SHORE ROAD
FONTANA, WI 53125



GENEVA LAKE
LAKE ELEVATION 864.5' ON DEC. 20, 2011

LOT 4
LOT 5

RESIDENCE

BROOK

BROOK

SURVEYOR'S NOTES:

DUE TO DEFICIENCIES IN THE EXISTING LEGAL DESCRIPTION AS FOUND IN VOL. 675, PAGE 9753, DOCUMENT NO. 459327, THREE SURVEYS WERE RETRACED TO ESTABLISH BOUNDARY. THE EXISTING LEGAL DOES NOT MEET MINIMUM STATE CLOSURE OF PRECISION OF 1:3000 (ACTUAL 1:284), A REFERENCE TO A SEAWALL THAT NO LONGER EXISTS, AND AMBIGUITY OF THE REVISED PLAT OF THE GARDENS, IN PARTICULAR LOTS 5 AND 7, A NEW LEGAL DESCRIPTION WAS WRITTEN.

RESIDENCE SETBACKS FROM THE BROOK WERE AVERAGED WITH A RESULT OF 33.2'. THE MINIMUM BROOK SETBACK OF 40' WAS HELD TO DETERMINE BUILDING SETBACK.

THE BROOK WAS LOCATED AT THE TOP OF BANK ON BOTH SIDES.



LEGEND

- SS SANITARY SEWER MANHOLE
- FOUND IRON PIPE 1"
- FOUND IRON PIPE 1 1/4"
- FOUND IRON PIPE 3/4"
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- (x x) RECORDED AS DIMENSION
- ⊕ FOUND BRASS CAP COUNTY MONUMENT

SCALE: 1 INCH = 20 FEET
"I hereby certify that the above described property has been surveyed by me or under my direction 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."
"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 date hereof."

Mark L. Miritz
WISCONSIN REGISTERED
LAND SURVEYOR S-2582
DATE: JANUARY 7, 2012 JOB NO. 11.1203