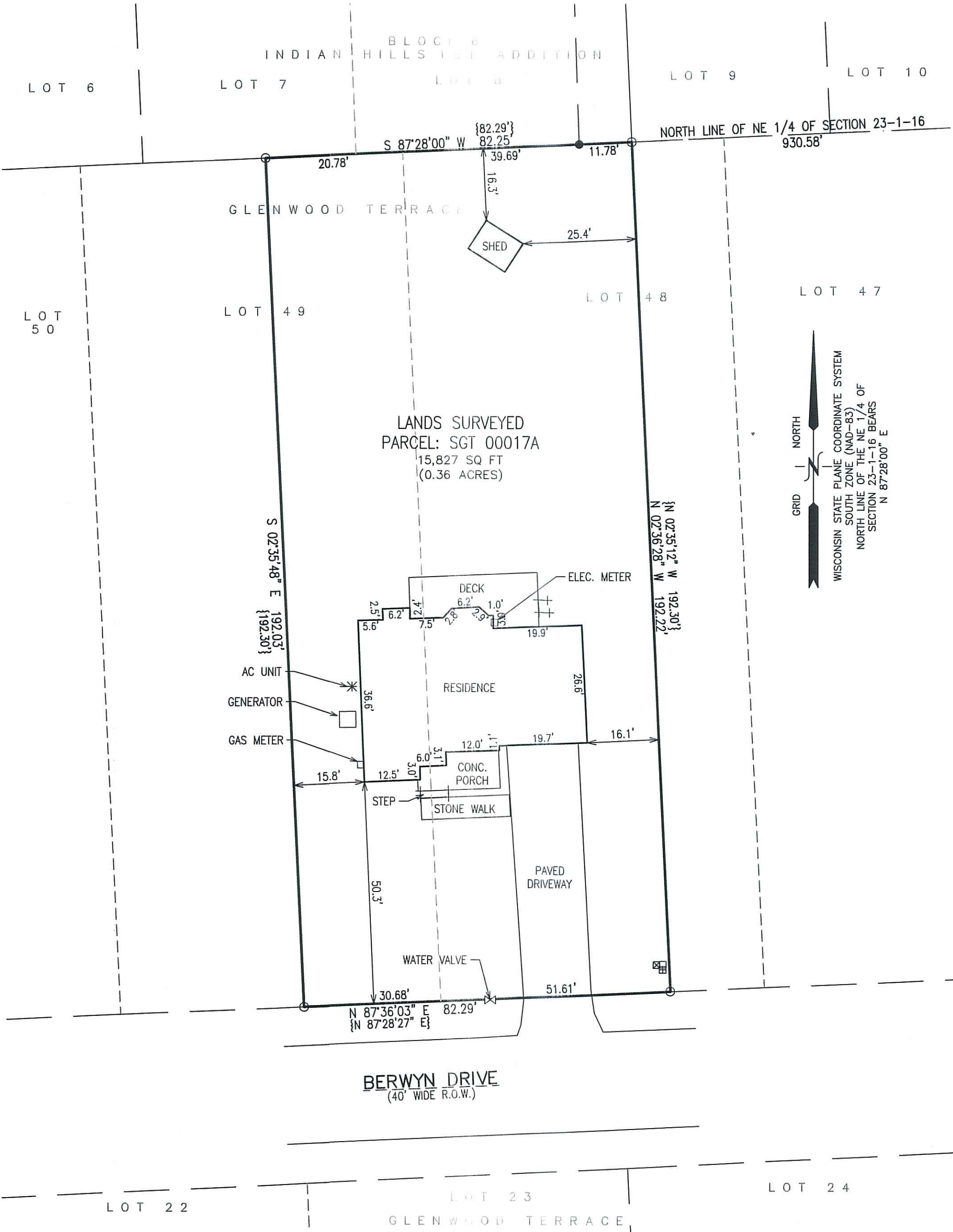


PLAT OF SURVEY – TITLE PLAT
PARTS OF LOTS 48 & 49 OF GLENWOOD TERRACE SUBDIVISION

LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF FONTANA-ON-LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

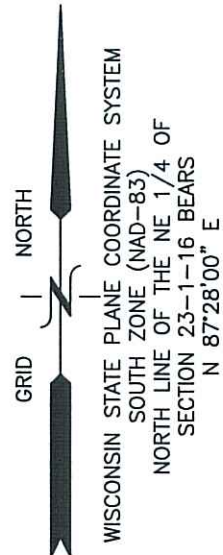


The Easterly 30.87 feet of Lot 49 and the Westerly 51.72 feet of Lot 48 of Glenwood Terrace Subdivision, as recorded in Volume 10, Page 11 of Plats, Dated July 2, 1928, being located in the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Town 1 North, Range 16 East, more particularly described as follows: Commencing at a found concrete monument at the Northeast corner of said Section 23; thence South 87 deg. 28' 00" West along the North Line of said Section 33.00 feet to a found concrete monument on the West right-of-way Line of Indian Hills Road; thence continue South 87 deg. 28' 00" East along said Section Line 897.58 feet (recorded as 898.58 feet) to an iron pipe at a point 20.56 feet (recorded as 20.58 feet) Westerly of the Northeast corner of Lot 48 and the point of beginning; thence continue South 87 deg. 28' 00" West along said Section Line 82.25 feet (recorded as 82.29 feet) to an iron pipe; thence South 2 deg. 35' 48" East 192.23 feet (recorded as 192.30 feet) to an iron pipe on the North right-of-way Line of Berwyn Drive; thence North 87 deg. 28' 27" East along said North right-of-way line 82.22 feet (recorded as 82.29 feet) to an iron pipe; thence North 2 deg. 35' 12" West 192.24 feet (recorded as 192.30 feet) to the point of beginning. Said land being in the Village of Fontana, County of Walworth, State of Wisconsin.

Tax Key No. SGT 00017A

Address: 522 Berwyn Drive Fontana, WI 53125

LEGAL DESCRIPTION OF RECORD PER CHICAGO TITLE INSURANCE COMPANY,
COMMITMENT NUMBER: WA-23341 DATED: MAY 9, 2024



TITLE SURVEY
522 BERWYN DRIVE
FONTANA, WI 53125

WORK ORDERED BY –
SHOREWEST REALTORS (C. GOETHAL)
830 E. GENEVA STREET
DELAWARE, WI 53115

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS

PROJECT NO.
11061
DATE:
6/03/2024
SHEET NO.
1 OF 1

NOTE: ALL EXCEPTIONS UNDER SCHEDULE B, PART II ARE NOT RELEVANT TO BE MAPPED.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED 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 PRINCIPLE 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 THE DATE HEREOF. FIELDWORK COMPLETED 6/05/2024.

DATED: 6/19/2024

CHRISTOPHER A. HODGES
P.L.S. 2760

