

# Plat of Survey

of

**Tax Parcel ZYUP 00094M,**

located in Government Lot 1 in the Northeast 1/4 of Section 35 Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

## Legal Description

A parcel of land described in Title Commitment No. WA-10417 prepared by Chicago Title Insurance Company, dated September 20, 2017, as shown below:

A parcel of land located in the Northeast 1/4 of Section 35, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin, described as follows:

Commencing at a point in the Southerly line of Main Street of the City of Lake Geneva, Walworth County, Wisconsin, that is 335.75 feet and S 78°30' West of the point of intersection of said South line of Main Street with the East line of Section 35, Town 2 North, Range 17 East, of the 4th P.M.; thence S 18°12'E 453.05 feet to a point in the shore of Lake Geneva; thence S 62°26'W along the shore of said Geneva Lake 100 feet to a point; thence N 22°09'W 380.9 feet to an iron stake, thence N 16°09'W 96.6 feet to an iron stake; thence N 78°30'E 119.1 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land more particularly described as follows: Begin at a found iron rod which marks the Northeast corner of said parcel; thence S 15°58'44" E along the Easterly line of said parcel 453.29 feet to a found iron pipe on a meander line which is N 15°58'44" W 3.60 feet more or less from the shore of Geneva Lake; thence S 77°44'26" W along said meander line 14.88 feet to a set iron rod which is N 23°36'00" W 5.65 feet more or less from the Shore of Geneva Lake; thence N 23°36'00" W 121.76 feet to a set iron rod; thence N 15°58'44" W 237.76 feet to a set iron rod; thence N 78°00'00" E 5.26 feet; thence N 12°00'00" W 69.48 feet to a set iron rod; thence N 5°56'30" E 26.80 feet to a set iron rod; thence N 78°56'02" E 5.38 feet; thence N 11°03'58" W 1.00 feet to a set iron rod; thence N 78°56'02" E 5.50 feet to the point of beginning.

Tax Key No. ZYUP 00094M

Surveyed for: **Sweet & Maier, S.C.**  
114 North Church Street  
Elkhorn, Wisconsin. 53121

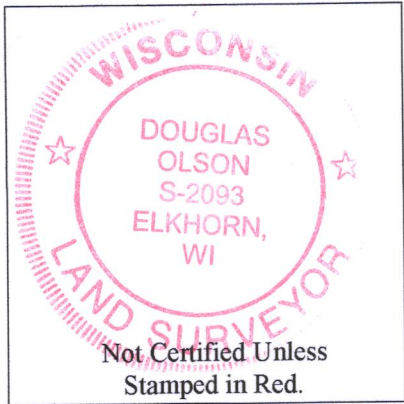
Tax Parcel  
ZYUP 00094L

**Tax Parcel  
ZYUP 00094M**  
0.938 Acre  
40,871 Sq.Ft.

Tax Parcel  
ZYUP 00094K



Bearings referenced to a line between two meander corners in the Northeast 1/4 of Section 35-2-17, recorded as N56°02'57"E in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).



### Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

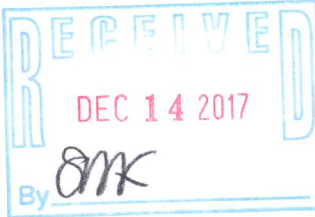
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I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson  
Wisconsin Professional Land Surveyor - 2093



### Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found PK Nail
- Found Iron Rod
- Set Cut Cross
- Set Iron Pipe, 1" dia
- Recorded Information
- Utility Pole
- Utility Pedestal
- Manhole
- Water Valve
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Brick Pavers or Flagstone
- Catch Basin

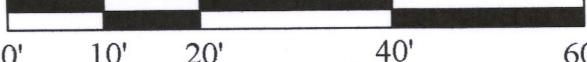
- N North
- S South
- E East
- W West
- In Bearings
- Degrees
- Minutes
- Seconds
- Distances
- Feet
- Feet
- No. Number
- NW Northwest
- NE Northeast
- Dis. Diameter



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### Scale in Feet

1" = 20'



Survey date: October 11, 2017.  
Revisions: No. 1 - Easement