

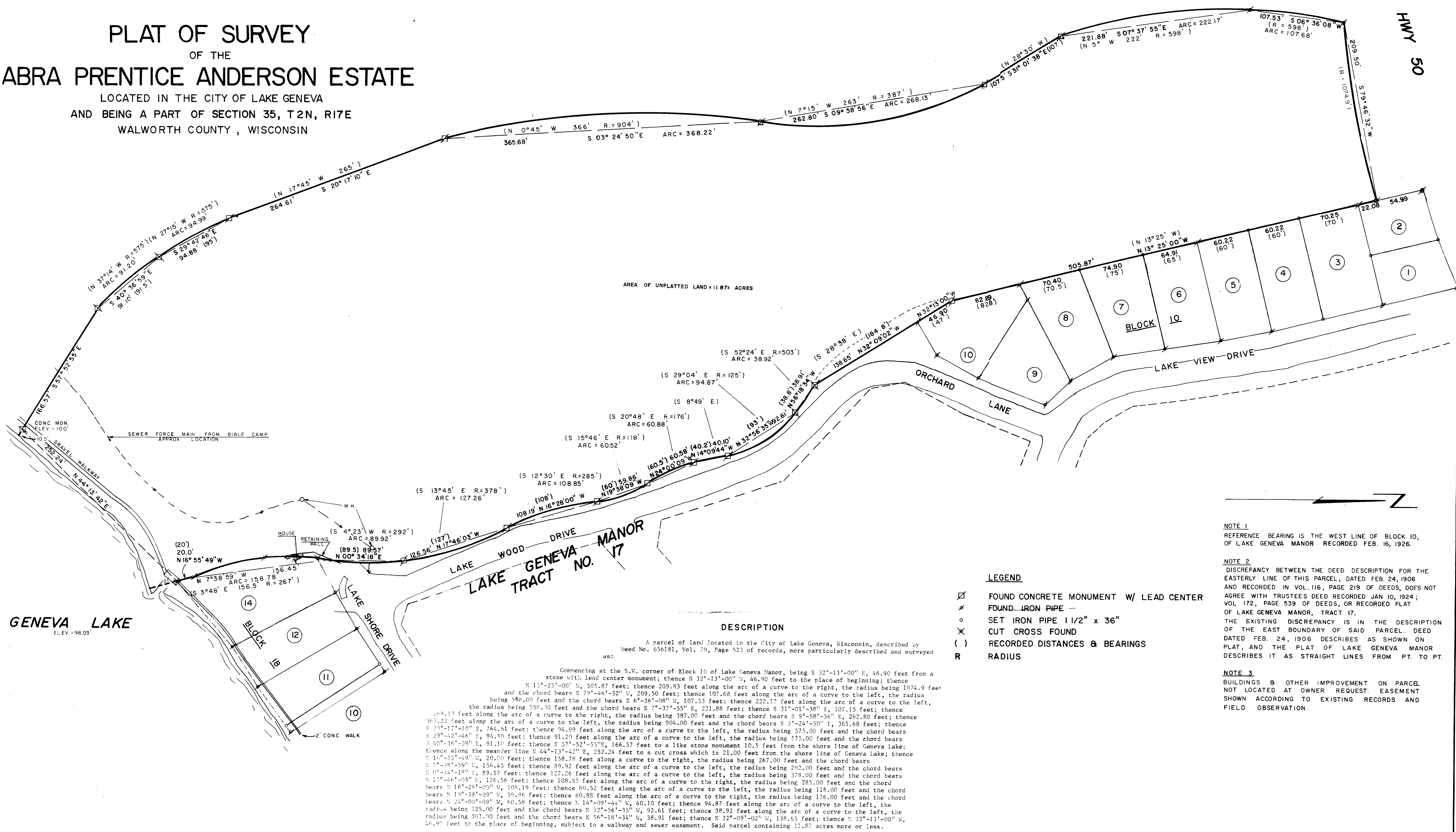
PLAT OF SURVEY

OF THE

ABRA PRENTICE ANDERSON ESTATE

LOCATED IN THE CITY OF LAKE GENEVA
AND BEING A PART OF SECTION 35, T2N, R17E
WALWORTH COUNTY, WISCONSIN

GENEVA LAKE
ELEV. 98.03'



AREA OF UNPLATTED LAND = 11.87 ACRES

DESCRIPTION

A parcel of land located in the City of Lake Geneva, Wisconsin, described by Deed No. 656181, Vol. 79, Page 523 of records, more particularly described and surveyed as:

Commencing at the S.W. corner of Block 10 of Lake Geneva Manor, being S 32°-13'-00" E, 46.90 feet from a stone with lead center monument; thence N 32°-13'-00" W, 46.90 feet to the place of beginning; thence N 13°-25'-00" W, 505.87 feet; thence 209.83 feet along the arc of a curve to the right, the radius being 1074.9 feet and the chord bears S 79°-46'-32" W, 209.50 feet; thence 107.68 feet along the arc of a curve to the left, the radius being 598.00 feet and the chord bears S 6°-36'-08" W, 107.53 feet; thence 222.17 feet along the arc of a curve to the left, the radius being 598.00 feet and the chord bears S 7°-37'-55" E, 221.88 feet; thence S 31°-01'-38" E, 107.15 feet; thence 268.13 feet along the arc of a curve to the right, the radius being 387.00 feet and the chord bears S 9°-58'-56" E, 262.80 feet; thence S 20°-17'-10" E, 264.61 feet; thence 94.99 feet along the arc of a curve to the left, the radius being 904.00 feet and the chord bears S 3°-24'-50" E, 365.68 feet; thence S 29°-42'-46" E, 94.88 feet; thence 91.10 feet along the arc of a curve to the left, the radius being 575.00 feet and the chord bears S 40°-36'-59" E, 91.10 feet; thence S 57°-52'-55" E, 166.57 feet to a like stone monument 10.5 feet from the shore line of Geneva Lake; thence along the meander line N 44°-13'-42" E, 252.24 feet to a cut cross which is 21.00 feet from the shore line of Geneva Lake; thence S 16°-59'-49" W, 20.00 feet; thence 158.78 feet along the arc of a curve to the right, the radius being 267.00 feet and the chord bears N 7°-38'-55" W, 156.45 feet; thence 89.92 feet along the arc of a curve to the left, the radius being 292.00 feet and the chord bears N 0°-34'-18" E, 89.57 feet; thence 127.26 feet along the arc of a curve to the left, the radius being 285.00 feet and the chord bears N 17°-46'-03" W, 126.56 feet; thence 108.85 feet along the arc of a curve to the right, the radius being 118.00 feet and the chord bears N 16°-28'-09" W, 108.19 feet; thence 60.52 feet along the arc of a curve to the left, the radius being 118.00 feet and the chord bears N 19°-38'-09" W, 59.86 feet; thence 60.88 feet along the arc of a curve to the right, the radius being 176.00 feet and the chord bears N 24°-00'-09" W, 60.58 feet; thence N 14°-09'-44" W, 40.10 feet; thence 94.87 feet along the arc of a curve to the left, the radius being 125.00 feet and the chord bears N 32°-56'-35" W, 92.61 feet; thence 38.92 feet along the arc of a curve to the left, the radius being 503.00 feet and the chord bears N 56°-18'-34" W, 38.91 feet; thence N 32°-09'-02" W, 138.65 feet; thence N 32°-13'-00" W, 46.90 feet to the place of beginning, subject to a walkway and sewer easement. Said parcel containing 11.87 acres more or less.

LEGEND

- ☒ FOUND CONCRETE MONUMENT W/ LEAD CENTER
- ⊗ FOUND IRON PIPE
- SET IRON PIPE 1 1/2" x 36"
- ✕ CUT CROSS FOUND
- () RECORDED DISTANCES & BEARINGS
- R RADIUS

NOTE 1

REFERENCE BEARING IS THE WEST LINE OF BLOCK 10, OF LAKE GENEVA MANOR RECORDED FEB. 16, 1926.

NOTE 2

DISCREPANCY BETWEEN THE DEED DESCRIPTION FOR THE EASTERLY LINE OF THIS PARCEL, DATED FEB. 24, 1906 AND RECORDED IN VOL. 116, PAGE 219 OF DEEDS, DOES NOT AGREE WITH TRUSTEES DEED RECORDED JAN. 10, 1924; VOL. 172, PAGE 539 OF DEEDS, OR RECORDED PLAT OF LAKE GENEVA MANOR, TRACT 17. THE EXISTING DISCREPANCY IS IN THE DESCRIPTION OF THE EAST BOUNDARY OF SAID PARCEL. DEED DATED FEB. 24, 1906 DESCRIBES AS SHOWN ON PLAT, AND THE PLAT OF LAKE GENEVA MANOR DESCRIBES IT AS STRAIGHT LINES FROM PT. TO PT.

NOTE 3

BUILDINGS & OTHER IMPROVEMENT ON PARCEL NOT LOCATED AT OWNER REQUEST. EASEMENT SHOWN ACCORDING TO EXISTING RECORDS AND FIELD OBSERVATION.

Surveyors Certificate

I, Robert Scott Johnson, Registered Land Surveyor, do hereby certify that the plat shown hereon is a true and accurate survey and a true representation thereof and the exterior boundary lines and all divisions of said property have been surveyed under my direction and to the best of my knowledge and belief.

Dated This 28TH day of OCT., 1980

Robert Scott Johnson

donohue & associates inc.
CONSULTING ENGINEERS

DATE: OCTOBER 23, 1980	SCALE: 0' 10' 30' 50' 100' 1" = 50'
DRAWN BY: D.W. DAVIS M.J. JENSEN	SURVEY FOR: ABRA PRENTICE ANDERSON
CHECKED BY:	PROJECT NO: 10783.000