

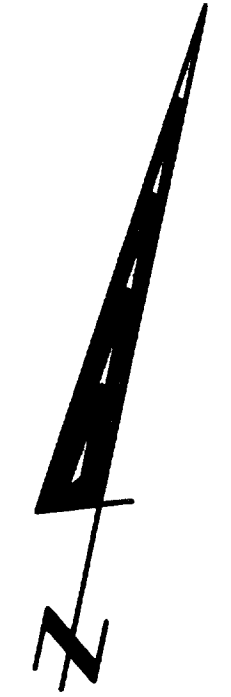
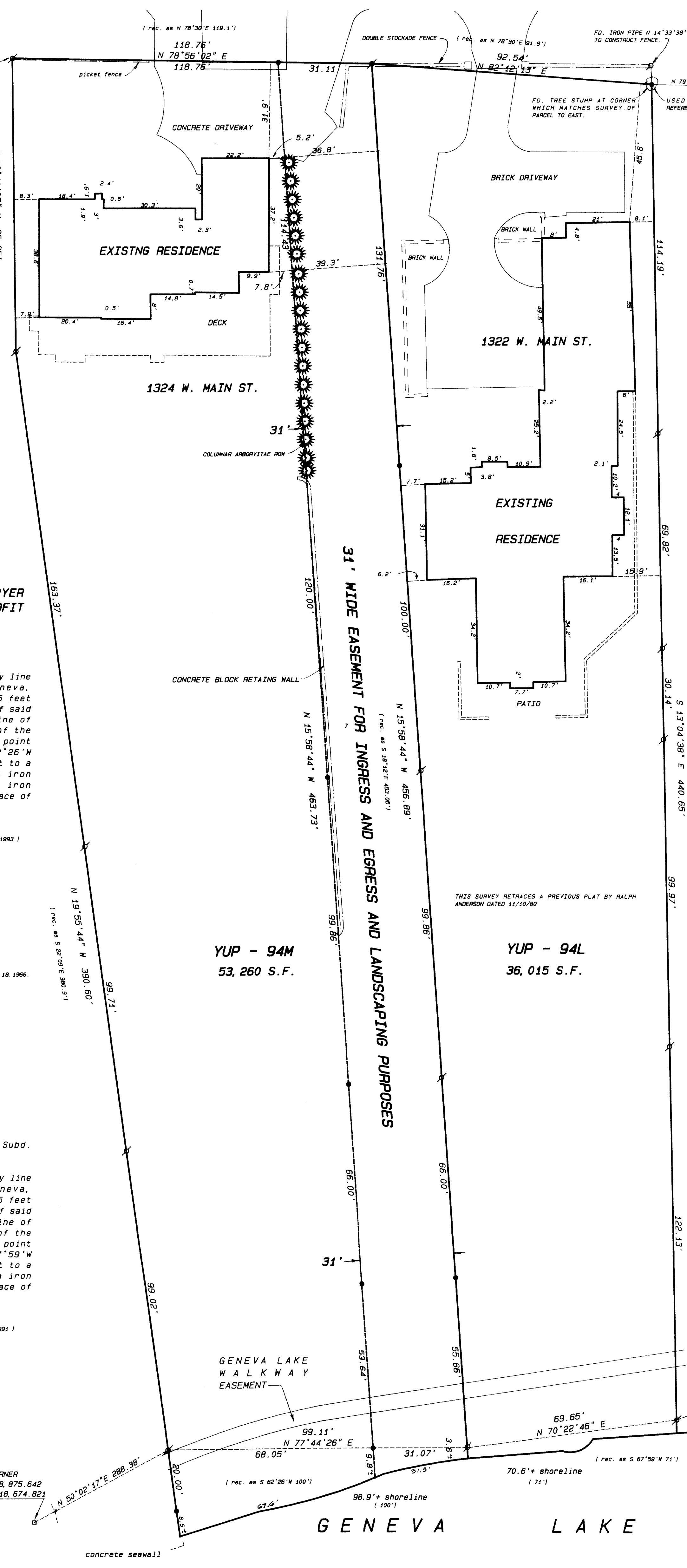
**ABERNATHY and ASSOCIATES**  
Kenneth B. Abernathy Jr.  
Wisconsin Registered Land Surveyor S-1594

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Elkhorn, Wisconsin 53121  
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**PLAT OF SURVEY**

**TWO PARCELS OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALNORTH COUNTY, WISCONSIN.**

**MAIN STREET** WIDTH VARIABLE



SCALE 1" = 20 FEET

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, and all bearings are referred to Grid North.

**LEGAL DESCRIPTION FOR EASEMENT**

A 31 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND LANDSCAPING PURPOSES OVER THE EASTERLY 31 FEET OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGIN AT A FOUND IRON 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 31.07 FEET TO A SET IRON ROD WHICH IS N 15°58'44" W 9.80 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE N 15°58'44" W 453.93 FEET TO A SET IRON ROD IN THE SOUTHERLY LINE OF MAIN STREET; THENCE N 78°56'02" E ALONG SAID ROAD LINE 31.11 FEET TO THE POINT OF BEGINNING. SAID EASEMENT INCLUDES ALL LANDS BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SHORE OF GENEVA LAKE. SAID EASEMENT IS OUT OF TAX KEY NUMBER YUP - 94M.

**OWNER: JAMES A. DYER, TRUSTEE, DYER PLANNING & SERVICE CORPORATION PROFIT SHARING PLAN NO. 1467.**

**LEGAL DESCRIPTION FOR YUP - 94M:**

Commencing at a point in the 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' W 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.

(DEED REFERENCE - W.D. DOC. NO. 265856 VOL. 625 P. 3625 SEPT. 3, 1993)

**YUP - 94K**  
N. KOLB SURVEY DATED JULY 18, 1986.

**YUP - 94M**  
53,260 S.F.

**YUP - 94L**  
36,015 S.F.

**YUP - 94H**  
ROBT. BAERENWALD SURVEY DATED JAN. 18, 1989

**OWNER: MARILYN L. DYER**

**LEGAL DESCRIPTION FOR YUP - 94L:**  
Plot #11, Joseph M. Biagi Plat of Porter Subd. from Doc. #410061, Vol. 387 Page 501

Commencing at a point in the in the Southerly line of Main Street of the City of Lake Geneva, Walworth County, Wisconsin, that is 249.95 feet and S 78°30' W 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 15°22' E 436.05 feet to a point in the shore of Lake Geneva; thence S 67°59' W along the shore of said Geneva Lake 71 feet to a point; thence N 18°12' W 453.06 feet to an iron stake; thence N 78°30' E 91.8 feet to the place of beginning.

(DEED REFERENCE - GCD DOC. NO. 211894 VOL. 521 P. 35, MAY 28, 1991)

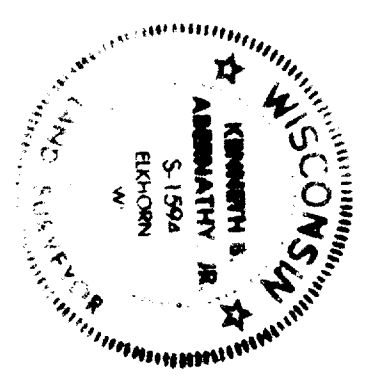
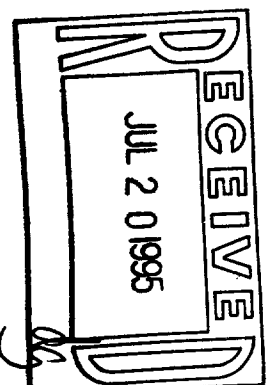
MEANDER CORNER  
NORTH = 218,875.642  
EAST = 2,418,674.821

MEANDER CORNER  
NORTH = 219,224.10  
EAST = 2,419,245.19

**GENEVA LAKE**

- Legend
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- CHISEL CUT IN BRICK
- SET IRON ROD, 3/4" LONG, BEARING 1.5 LBS. LINEAL FT. 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1" = 20 FEET



Kenneth B. Abernathy Jr.  
Wisconsin Registered Land Surveyor  
S-1594  
DATE: 5-24-95 Job No. 18304