

**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, MALWORTH COUNTY, WISCONSIN.**



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**

AN EASEMENT FOR INGRESS AND EGRESS OVER PART OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCE AT A FOUND IRON WHICH MARKS THE NORTHEAST CORNER OF SAID PARCEL; THENCE S 78°56'02" W ALONG THE NORTHERLY LINE OF SAID PARCEL 5.50 FEET TO A SET IRON ROD AND THE POINT OF BEGINNING; THENCE S 11°03'58" E 1.00 FEET TO A SET IRON ROD; THENCE S 78°56'02" W 5.38 FEET TO A SET IRON ROD; THENCE S 5°56'30" W 26.80 FEET TO A SET IRON ROD; THENCE S 12°00'00" E 69.48 FEET TO A SET IRON ROD; THENCE S 78°00'00" W 5.26 FEET TO A SET IRON ROD; THENCE N 15°58'44" W 96.54 FEET TO A SET IRON ROD IN THE NORTHERLY LINE OF SAID PARCEL; THENCE N 78°56'02" E ALONG SAID NORTHERLY LINE 25.61 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 947 SQUARE FEET OF LAND MORE OR LESS.

**MAIN STREET WIDTH VARIABLE**

**EASEMENT FOR INGRESS AND EGRESS**

**LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT**

A LOT LINE ADJUSTMENT OUT OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 DESCRIBED MORE PARTICULARLY 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 14.89 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. THE ABOVE DESCRIBED PARCEL 12,213 SQUARE FEET OF LAND MORE OR LESS AND INCLUDES ALL LANDS BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SHORE OF GENEVA LAKE. SAID LOT LINE ADJUSTMENT IS OUT OF TAX KEY NUMBER YUP - 94M AND IS ADDED TO TAX KEY NUMBER YUP - 94L.

**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**

H. KOLB SURVEY DATED JULY 18, 1966.

**YUP - 94M**

41,047 S.F.

AFTER ADJUSTMENT

**YUP - 94L**

48,228 S.F.

AFTER ADJUSTMENT

**YUP - 94 H**

ROBT. BAERNKIND SURVEY DATED JAN. 19, 1989

**ADJUSTED LOT LINE**

**PREVIOUS LOT LINE**

**OWNER: JAMES A. DYER**

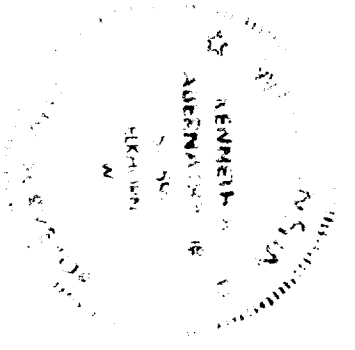
**LEGAL DESCRIPTION FOR YUP - 94L:**  
 Plot #11, Joseph M. Biagi plat of Porter Subd. from Doc. #410061, Vol. 1, 387 Page 501)

Commencing at a point in the in the Southerly line of Main Street of the City of Lake Geneva, Walworth County, Wisconsin, that is 243.95 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' E 453.05 feet to an iron stake, thence N 78°30' E 91.8 feet to the place of beginning.

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

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

REVISED 9/28/95 LOT LINE ADJUSTMENT



MEANDER CORNER  
 NORTH = 218,876.642  
 EAST = 2,418,674.821

**GENEVA LAKE**

GENEVA LAKE WALKWAY EASEMENT

- Legend**
- FOUND IRON PIPE
  - FOUND IRON ROD
  - FOUND BRASS CAPRED MONUMENT
  - FOUND CONCRETE MONUMENT
  - CHISEL CUT IN CONCRETE
  - 1 1/2" DIA. IRON PIPE (CONC. ENCASED)
  - SET IRON ROD, 3/4" CONC. ENCASED
  - 1 1/2" DIA. IRON PIPE (CONC. ENCASED)
  - 1 1/2" DIA. IRON PIPE (CONC. ENCASED)
  - EXISTING FENCE

SCALE: 1" = 20 FEET

**KENNETH B. ABERNATHY, JR.**  
 WISCONSIN REGISTERED LAND SURVEYOR,  
 S-1594  
 Date: 5-24-95 Job No. 95-506

