

PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MAIN STREET WIDTH VARIABLE  
EASEMENT FOR INGRESS AND EGRESS

LEGAL DESCRIPTION

AS FOUND IN VOL. 647, PAGE 3595, DOC. NO. 355185 OF WALWORTH COUNTY RECORDS

COMMENCING AT A POINT 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' W 453.06 FEET TO AN IRON STAKE, THENCE N 78°30' E 91.8 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND SITUATE IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MEANDER CORNER IN THE EAST LINE OF SAID SECTION 35 WHICH IS N 1°12'48" W 350.90 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S 57°33'03" W 221.43 FEET TO A FOUND IRON PIPE; THENCE S 70°22'46" W ALONG A MEANDER LINE 69.65 FEET TO A FOUND IRON PIPE; THENCE N 15°58'44" W ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 (RECORDED AS N 18°12' W 453.05 FEET) 453.29 FEET TO A FOUND IRON ROD AND THE POINT OF BEGINNING; 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 TO A SET IRON ROD; 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 TO A SET IRON ROD; 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 CONTAINS 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.

NOTE:

THIS PLAT SHOWS A PORTION OF THE INFORMATION SHOWN ON A PREVIOUS PLAT OF SURVEY PREPARED BY THIS FIRM AS PROJECT NO. 95-506 WHICH IS ON FILE WITH THE WALWORTH COUNTY SURVEYOR'S OFFICE.

OWNER:  
MARILYN L. DYER LIVING TRUST  
MARILYN L. DYER, TRUSTEE

YUP - 94M

YUP - 94L  
48,228 S.F.

YUP - 94 H

REPT. BARNETT & SURVEY, DATED JAN. 19, 1989

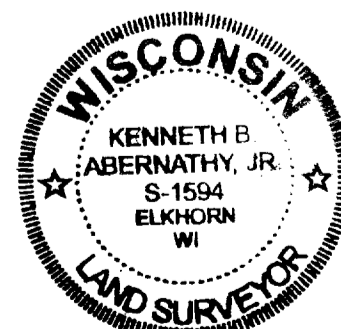
GENEVA LAKE  
WALKWAY  
EASEMENT

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

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

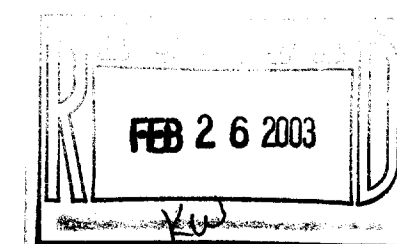
Legend

- FOUND IRON PIPE
- FOUND BRASS ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 2" LONG, WEIGHING 1.5 LBS. LINEAL FT., 3/8" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS. LINEAL FT., 1 1/8" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 20 FEET

REVISED 5-4-1997  
REVISED 10-29-2002



I hereby certify that the above described property has been surveyed by me in accordance with the laws of the State of Wisconsin and that the above map is a true and correct representation thereof and shows the size and location of the property, the nature and location of all easements, and the location of all existing structures and improvements, and the location of all boundary lines, apparent and unapparent, and the location of all monuments, and the location of all other things which may be necessary to the proper description of the property, and that I am a duly licensed and qualified land surveyor in the State of Wisconsin.

*Kenneth B. Abernathy, Jr.*  
KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR,  
S-1594  
Date: JAN. 19, 1996 Job No. 96.104