

WORK ORDERED BY
BEAR REALTY
565 MILWAUKEE AVE
BURLINGTON, WI 53105

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
6886.13
DATE
4-02-2013
SHEET NO.
1 OF 1

PLAT OF SURVEY

LOCATED IN PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN

EXHIBIT A

Parcel I: A parcel of land located in the Northeast 1/4 of Section 25, Township 2 North, Range 17 East, described as follows: Commencing at the Northeast corner of said Section 25; thence South 0° 47' East 1327.96 feet along the East line of said Section 25; thence South 61° 08' West 347.66 feet; thence North 28° 52' West 100 feet to the Northerly right of way line of State Trunk Highway 36; thence South 51° 36' West, 73.93 feet along said right of way to the place of beginning; thence continue South 51° 36' West along said right of way, 189.36 feet; thence North 0° 47' East 928.71 feet; thence North 89° 13' East, 150.00 feet; thence South 0° 47' East 813.12 feet to the place of beginning. EXCEPTING THEREFROM, any portion of the above described as may have been taken for highway purposes as contained in Volume 582 of Deeds, at Page 177. Said land being in the City of Lake Geneva, County of Walworth, State of Wisconsin.

Tax Key No.: ZYUP 00192

Parcel II-A: A parcel of land located in the Northeast 1/4 of Section 25, Township 2 North, Range 17 East, described as follows: Commencing at the Northeast corner of said Section 25; thence West along the Section line 412.50 feet to the Northeast corner of lands formerly owned by M.D. Cowdery; thence South along the East line of said lands to the center of the highway leading from the Lake Geneva to Springfield; thence Northeasterly in the center line of said road to the East line of said Section 25; thence North in said East line to the place of beginning. EXCEPTING THEREFROM, that portion of the above described premises taken for highway purposes by Deed recorded October 16, 1954 in Volume 475 of Deeds, on Page 487, as Document No. 465683 and by Award of Damages recorded November 13, 1962, in Volume 585 of Deeds, Page 109, as Document No. 544207. Said land being in the City of Lake Geneva, County of Walworth, State of Wisconsin.

Tax Key No.: ZYUP 00137J

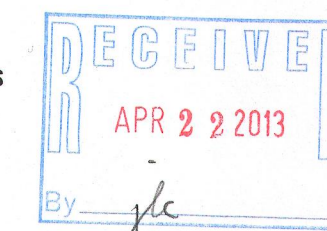
Parcel II-B: A parcel of land located in the Northeast 1/4 of Section 25, Township 2 North, Range 17 East, described as follows: Beginning at a point in the North line of Section 25, Township 2 North, Range 17 East, 412.5 feet West of the East end of said North line; thence West in said North line 405.4 feet; thence South to the center line of the Lake Geneva and Springfield Road as now traveled; thence Northeasterly along the said center line to a point 412.5 feet West of the East line of said Section 25; thence North to the place of beginning. EXCEPTING THEREFROM, a parcel of land located in the Northeast 1/4 of Section 25, Township 2 North, Range 17 East, described as follows: Commencing at the Northeast corner of said Section 25; thence South 0° 47' East, 1327.96 feet along the East line of said Section 25; thence South 61° 08' West 347.66 feet; thence North 28° 52' West 100.00 feet to the Northerly right of way line of State Trunk Highway 36; thence South 51° 36' West 73.93 feet along said right of way to the place of beginning; thence continue South 51° 36' West along said right of way 189.36 feet; thence North 0° 47' East 928.71 feet; thence North 89° 13' East 150.00 feet; thence South 0° 47' East 813.12 feet to the place of beginning. ALSO EXCEPTING THEREFROM, such portion of the above described premises taken for highway purposes by the following documents; Deed recorded September 1, 1954, in Volume 473 of Deeds, on Page 425, as Document No. 464333, and Deed recorded September 18, 1954 in Volume 474 of Deeds, on Page 303, as Document No. 464743, and Deed recorded December 2, 1954 in Volume 477 of Deeds, on Page 293, as Document No. 466866, and Award of Damages recorded September 6, 1962 in Volume 582 of Deeds, on Page 177, as Document No. 542175. Said land being in the City of Lake Geneva, County of Walworth, and State of Wisconsin.

Tax Key No.: ZYUP 00137J and ZYUP 00137K

Parcel III: That part of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 2 North, Range 18 East, which lies Southwest of the right of way for U.S. Highway 12 and North of the right of way of State Trunk Highway 120. Said land being in the City of Lake Geneva, County of Walworth, State of Wisconsin.

Tax Key No.: ZYUP 00193

LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
✱ = SET IRON REBAR STAKE
(XXX) = RECORDED AS ON PRIOR SURVEYS
[XXX] = RECORDED AS IN TITLE



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: APRIL 2, 2013

PETER S. GORDON
S-2191
ELKHORN, WI



NOTES:
EXCEPTION OF AN EASEMENT RECORDED IN VOLUME 659, AT PAGE 765, AS DOCUMENT NO. 600174 DATED FEBRUARY 29, 1983 GIVES THE RIGHT TO INGRESS AND EGRESS BUT DOES NOT PROVIDE A SPECIFIC LOCATION.
THE EASEMENT CALLED FOR IN DOC. NO. 201553 ALLOWS FOR POLES AND WIRES ALONG THE ROAD WITH NO SPECIFIC LOCATION OR WIDTH.

100 50 0 100 200 300 400
MAP SCALE IN FEET ORIGINAL 1" = 100'

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 51°43'26" E	47.53'	(S 51°45'00" E)	(47.49')
L2	S 49°16'57" W	27.05'		
L3	S 79°21'22" W	93.04'	(S 79°13'35" W)	(93.84')
L4	S 58°13'04" W	99.34'	(S 58°09'50" W)	(99.36')
L5	S 51°28'35" W	74.47'	(S 51°31'00" W)	(74.46')
L6	S 51°52'45" W	61.37'	(S 51°31'00" W)	
L7	S 24°35'40" E	2.75'	(S 25°48'00" E)	(2.73')

ZYUP 00137J
ZYUP 00192

ZYUP 00137I
ZYUP 00193

ZYUP 00137K

007-2933