Plat of Survey

of

Tax Parcels ZYUP 00106G, ZYUP 00106N1, ZYUP 00106O, ZYUP 00106P, ZYUP 00106Q & ZYUP 00106R,

located in Government Lot 1 in the Northwest 1/4 of Section 1, Town 1 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

Vista Del Lago Condominium

Legal Description of Tax Parcel ZYUP 00106G,
A parcel of land described in a Special Warranty Deed recorded September 01, 2020 as Document No. 1017204 as shown below:

Parcel I: A parcel of land located in the Northwest 1/4 of Section 1, Town 1 North, Range 17 East, described as follows, to-wit: Commencing at the North 1/4 corner of said Section 1; thence South 1192.62 feet along the North-South 1/4 line of said Section 1; thence North 89° 48' 27" East, 42.40 feet to the West line of Willow Street; thence North 0° 03' 47" West 369.25 feet along the West line of Willow Street; thence South 89° 45' 25" West, 349.78 feet; thence South 45° 49' East, 28.22 feet to the place of beginning; thence South 0° 14' 35" East 100.00 feet; thence South 89° 45' 25" West, 229.78 feet; thence North 0° 14' 35" West 100.00 feet; thence North 89° 45' 25" East, 300.00 feet to the place of beginning. Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.

Parcel II: A parcel of land located in the Northwest 1/4 of Section 1, Town 1 North, Range 17 East described as follows, to-wit: Beginning at the North 1/4 corner of Section 1, Town 1 North, Range 17 East run thence South on the North and South 1/4 Section line, 1192.62 to a concrete monument thence North 89° 48' 27" East 42.40 feet to a point; thence North 0° 03' 47" West 349.25 feet to a point; thence South 89° 45' 25" West 228.78 feet to a point, said point marks the place of beginning of parcel of land hereinafter described; thence continue South 89° 45' 25" West, 100 feet to a point; thence North 0° 14' 35" East, 70 feet to a point; thence North 89° 45' 25" East, 100 feet to a point; thence North 0° 14' 35" West, 70 feet to a point and the place of beginning. Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.

Parcel III: Part of the Northwest 1/4 of Section 1, Town 1 North, Range 17 East and more particularly described as follows: Commence at the North 1/4 corner of said Section 1; thence South along the East line of the Northwest 1/4 of Section 1, 1192.62 feet to a concrete monument; thence North 89° 48' 27" East, 42.40 feet to an iron pipe stake; thence North 0° 03' 47" West, 195.00 feet to an iron pipe stake; thence South 89° 48' 27" West, 150.00 feet to an iron stake; thence North 0° 03' 47" West, 20.00 feet to an iron pipe stake; thence South 89° 48' 27" West, 79.32 feet to an iron pipe stake at the place of beginning of parcel of land hereinafter described; thence continue South 89° 48' 27" West, 200.00 feet to an iron pipe stake; thence North 0° 14' 35" West, 34.02 feet to an iron pipe stake; thence North 89° 45' 25" East, 100.00 feet to an iron pipe stake; thence North 0° 14' 35" West, 30.00 feet; thence North 89° 45' 25" East, 100.00 feet to an iron pipe stake; thence South 0° 14' 35" East, 64.19 feet to the place of beginning. Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.

Property Address: 594 N. Knoll Lane, Lake Geneva, Wisconsin 53147
Tax Key No. ZYUP 00106G

Legal Description of Tax Parcel ZYUP 00106N1,
A parcel of land described in a Warranty Deed recorded December 14, 2009 as Document No. 778916 as shown below:

Parcel 1: A parcel of land located in the Northwest 1/4 of Section 1,T1N, R17E, City of Lake Geneva, Walworth County, Wisconsin, and described as follows, to-wit: Commencing at the North 1/4 corner of said Section 1; thence South along the North-South 1/4 line of said Section 1, 1192.62 feet; thence North 89 degrees 48' 27" East 42.40 feet; thence North 0 degrees 03' 47" West 349.25 feet to the place of beginning; thence continue South 89 degrees 45' 25" West 150.00 feet; thence North 0 degrees 17' 35" West 70.00 feet; thence North 89 degrees 48' 27" East 150.00 feet; thence South 0 degrees 17' 35" East 70.00 feet to the place of beginning.

A right of way, in common with others, over the following property: Commencing at the North 1/4 corner of said section; thence South along the North-South 1/4 line 1192.62 feet; thence North 89 degrees 48' 27" East 42.40 feet; thence North 0 degrees 03' 47" West 369.25 feet to the place of beginning; thence South 89 degrees 45' 25" West 150.00 feet; thence North 0 degrees 14' 35" West 100.00 feet; thence North 89 degrees 45' 25" East 150.00 feet; thence South 0 degrees 03' 47" East 100.00 feet to the place of beginning. Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.

Also a right of way, in common with others, over the following property: Commencing at the North 1/4 corner of said section; thence South along the North-South 1/4 line of said Section 1, 1192.62 feet; thence North 89 degrees 48' 27" East 42.40 feet; thence North 0 degrees 03' 47" West 369.25 feet to the place of beginning; thence South 89 degrees 45' 25" West 531.68 feet; thence South 89 degrees 32' 25" West 220.16 feet; thence South 89 degrees 8' 12" West 100.60 feet; thence North 66 degrees 25' 18" West 236.05 feet to the shore of Geneva Lake; thence Southwesterly along the shore to a point which is North 66 degrees 25' 18" West 231.39 feet from an iron pipe stake; thence South 66 degrees 25' 18" East 231.39 feet; thence North 89 degrees 11' 12" East 34.25 feet; thence South 0 degrees 11' 12" East 14.00 feet; thence North 89 degrees 11' 12" East 76.56 feet; thence North 88 degrees 52' 25" East 220.16 feet; thence North 89 degrees 45' 25" East 531.62 feet; thence North 0 degrees 03' 47" West 20.00 feet to the point of beginning.

Also a right of way, in common with others, to Geneva Lake over the following described property: A part of the Northwest 1/4 of section 1, T1N,R17E, described as follows, to-wit: Commencing at a concrete monument on the North-South 1/4 section line of said Section 1, that is 1192.62 feet South of the North 1/4 corner of said Section 1; thence South 89 degrees 48'27" West 904.22 feet; thence North 0 degrees 11' 33" West 20.00 feet to an iron pipe stake; thence North 89 degrees 48' 27" East 904.22 feet; thence South 0 degrees 48' 27" West 236.00 feet more or less to the shore of Geneva Lake; thence Northeasterly along said shore 6.59 feet; thence North 89 degrees 48' 27" East 233.84 feet; thence South 58 degrees 09' 33" East 105.24 feet; thence South 89 degrees 48' 27" West 10.31 feet to the place of beginning.

Legal Description of Tax Parcel ZYUP 00106O, ZYUP 00106Q & ZYUP 00106R,
A parcel of land described in a Warranty Deed recorded in Vol. 671 on Page 2644 as Document No. 443456, as shown below:

Parcel A: A parcel of land located in the Northwest 1/4 of Section 1, T1N, R17E, City of Lake Geneva, Walworth County, Wisconsin, commencing at the North 1/4 corner of said Section 1; thence South 1192.62 feet along the North-South 1/4 line of said Section 1; thence North 89° 48' 27" W 904.34 feet; thence N 0° 11' 33" W 70.00 feet; thence N 19° 18' 27" E 100.00 feet to the place of beginning; thence S 73° 00' 33" E 188.18 feet; thence N 16° 41' 27" E 75.45 feet; thence S 88° 32' 25" W 50.20 feet; thence N 52° 00' W 42.88 feet; thence N 0° 14' 35" W 40.21 feet; thence N 66° 25' 18" W 292.43 feet to the shore of Geneva Lake; thence Southwesterly along said shore to a point N 80° 39' 33" W 209.67 feet from the place of beginning; thence S 80° 39' 33" E 209.67 feet to the place of beginning.

PARCEL B: A parcel of land located in the Northwest 1/4 of Section 2, T1N, R17E, City of Lake Geneva, Walworth County, Wisconsin and described as follows: commencing at the North 1/4 corner of said Section 1; thence South 1192.62 feet along the North-South 1/4 line of said Section; thence S 89° 48' 27" W 904.34 feet; thence North 0° 11' 33" W 70.00 feet; thence N 19° 18' 27" E 100.00 feet to the place of beginning; thence S 73° 00' 33" E 188.18 feet; thence N 16° 41' 27" E 75.45 feet to the place of beginning; thence N 52° 10' 26" W 106.53 feet; thence S 0° 14' 35" E 40.21 feet; thence S 52° 00' E 42.88 feet; thence N 88° 32' 25" E 50.20 feet to the place of beginning.

Parcel C: A parcel of land located in the Northwest 1/4 of Section 1, T1N, R17E, City of Lake Geneva, Walworth County, Wisconsin and described as follows: commencing at the North 1/4 corner of said Section 1, thence South along the East line of the Northwest 1/4 of Section 1, 1192.62 feet to a concrete monument; thence S 89° 48' 27" W 427.44 feet to the place of beginning of a parcel of land hereinafter described; thence N 0° E 33° W 90.00 feet to an iron pipe stake; thence S 89° 47' 47" W 125.00 feet to an iron pipe stake; thence N 89° 48' 27" E 40.68 feet to an iron pipe stake; thence N 0° 14' 35" W 154.02 feet; thence S 89° 45' 25" W 101.84 feet to an iron stake; thence S 88° 32' 25" W 93.69 feet; thence S 0° 14' 35" E 182.00 feet; thence S 88° 32' 25" W 165.08 feet; thence S 18° 18' 37" W 75.57 feet (recorded as S 18° 41' 27" W 75.45 feet) to an iron pipe stake; thence S 28° 18' 10" E 124.17 feet to an iron pipe stake; thence N 89° 48' 27" E 285.71 feet to the place of beginning.

PARCEL D: A parcel of land located in the Northwest 1/4 of Section 1, T1N, R17E, City of Lake Geneva, Walworth County, Wisconsin, described as follows: commencing at the North 1/4 corner of said Section 1; thence South 1192.62 feet along the North-South 1/4 line of said Section 1; thence N 89° 48' 27" E 42.40 feet; thence N 0° 03' 47" W 349.25 feet; thence S 89° 45' 25" W 531.39 feet; thence S 88° 32' 25" W 93.69 feet; thence S 0° 14' 35" E 182.00 feet; thence S 88° 32' 25" W 100.00 feet; thence N 0° 14' 35" W 162.00 feet; thence S 88° 32' 25" E 100.00 feet to the place of beginning.

ALSO, a right of way in common with others, 20 feet in width located in the Northwest 1/4 of Section 1, T1N, R17E, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 corner of said Section 1; thence South 1192.62 feet along the North-South 1/4 line; thence N 89° 48' 27" E 42.40 feet; thence N 0° 03' 47" W 349.25 feet; thence S 89° 45' 25" W 531.39 feet; thence S 88° 32' 25" W 93.69 feet; thence S 0° 14' 35" E 182.00 feet; thence S 88° 32' 25" W 100.00 feet; thence N 0° 14' 35" W 162.00 feet; thence S 88° 32' 25" E 100.00 feet to the place of beginning.

ALSO, a right of way in common with others, 20 feet in width located in the Northwest 1/4 of Section 1, T1N, R17E, City of Lake Geneva, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 corner of said Section 1; thence South 1192.62 feet along the North-South 1/4 line; thence N 89° 48' 27" E 42.70 feet; thence N 0° 03' 47" W 70.00 feet to the place of beginning; thence S 89° 48' 27" W 40.68 feet; thence S 0° 11' 33" E 70.00 feet; thence S 89° 48' 27" W 20.00 feet; thence N 0° 11' 33" W 90.00 feet; thence S 89° 48' 27" E 470.00 feet; thence S 0° 03' 47" E 20.00 feet to the place of beginning.

Tax Key No's ZYUP 0010601, ZYUP 00106Q and ZYUP 00106R

Legal Description of Tax Parcel ZYUP 00106P,
A parcel of land described in a Trustee's Deed recorded August 19, 2016 as Document No. 930731, as shown below:

A parcel of land located in the Northwest 1/4 of Section 1, Town 1 North, Range 17 East, described as follows, to-wit: Commencing at the North 1/4 corner of said Section 1; thence South 1192.62 feet along the North-South 1/4 line of said Section 1; thence North 89° 48' 27" East 42.40 feet thence North 0° 03' 47" West 349.25 feet; thence South 89° 45' 25" West 531.39 feet; thence South 88° 32' 25" West 93.69 feet; thence South 0° 14' 35" East 182.00 feet; thence South 88° 32' 25" West 114.00 feet; thence North 52° 00' West 42.88 feet; thence North 0° 14' 35" West 46.00 feet; thence North 25° 17' 39" East 46.73 feet; thence North 45° 56' 42" East 63.13 feet; thence North 89° 11' 12" East 51.12 feet; thence North 88° 32' 25" East 25.86 feet to the place of beginning. EXCEPTING THEREFROM a parcel of land described in Warranty Deed recorded in Volume 104 of Page 672 as Document No. 671108, described as follows: A parcel of land located in the Northwest 1/4 of Section 1, Town 1 North, Range 17 East, described as follows: Commencing at the North 1/4 corner of said Section 1; thence South 1192.62 feet along the North-South 1/4 line of said Section; thence South 89° 48' 27" West 984.34 feet thence North 0° 11' 33" West 70.00 feet; thence North 19° 18' 27" East 100.00 feet; thence South 73° 00' 33" East 188.18 feet; thence North 16° 41' 27" East 75.45 feet to the place of beginning; thence North 52° 10' 26" West 106.53 feet; thence South 0° 14' 35" East 40.21 feet; thence South 52° 00' East 42.88 feet; thence North 88° 32' 25" West 50.20 feet to the place of beginning. Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.

For informational purposes only:
Property Address: Vacant Land, Lake Geneva, WI 53147
Tax Key No.: ZYUP 00106P

Together with a right-of-way to be used in common with others for purposes of passage only over and upon the following described tract of land, to-wit: Beginning at the North 1/4 corner of Section 1, Town 1 North, Range 17 East, run thence South on the North and South 1/4 Section line, 1192.62 feet to a concrete monument, thence North 89° 49' 27" East 42.40 feet to a point, thence North 0° 03' 47" West 349.25 feet to a point, said point marks the place of beginning of the Easement hereinafter described: run thence North 0° 03' 47" West 20.00 feet to a point; thence South 89° 45' 25" West 531.68 feet to an iron stake; thence South 88° 45' 25" West 138.80 feet to a point, thence on an arc to the left (chord of which is North 45° 37' 18" West 29.81 feet (radius 20.83 ft.) to a point; thence South 89° 20' 49" West 64.31 feet to a stone monument; thence South 89° 11' 12" West 100.00 feet to a point; thence South 0° 48' 48" East 20.00 feet to a point; thence North 89° 11' 12" East 34.25 feet; thence North 66° 25' 18" East 231.39 feet to a point; thence North 89° 11' 12" East 76.56 feet to a point; thence North 89° 11' 12" East 100.90 feet to a point; thence North 88° 45' 25" East 222.28 feet to a point; thence North 89° 45'25" East to the place of beginning. Subject to an easement to provide Ingress and Egress to the seller for their life time over the Southerly 35 feet of the Easterly 100.00 feet of the above described property.

Surveyed for: **Mark A. Tebbe Trust**
900 North Michigan Avenue #930
Chicago, Illinois. 60611

Bearings referenced to the West line of South Lake Shore Drive; recorded as N0°03'47"W on prior surveys of record, which produces a bearing of S0°32'39"E on the East line of the Northwest 1/4 of Section 1-1-17. A rotation of 0°40'41" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Notes:

1) This Plat of Survey is not certified unless signed and sealed in red ink.
2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, scanning, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

OLSON LAND SURVEYING, LLC
Rural | Residential | Commercial
45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin. 53121
Phone: (262) 723-3444
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

Survey date: November 24, 2021.
Revisions:

Scale in Feet
1" = 30'
0' 15' 30' 60' 90'

Sheet 1 of 1 Sheets
Drawing Name:

Job Reference Number
2021.043

2021.043

Legend of Symbols & Abbreviations
Found County Section Corner
Set 1" I.P. (Unless Noted)
Found 1" I.P. (Unless Noted)
Found Concrete Monument
Found Cross Cut
Found Nail
Found Spike
Found Mag Nail
Found Rebar
Found Pipe
Found Iron Pipe
Found Stone
Found Brass Marker
Found Brass Tack
Found Brass Plug
Found Brass Cap
Found Brass Monument
Found Brass Survey Marker
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