

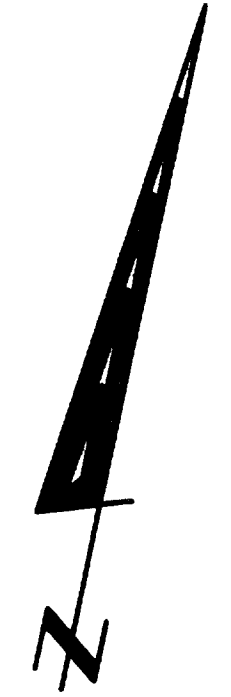
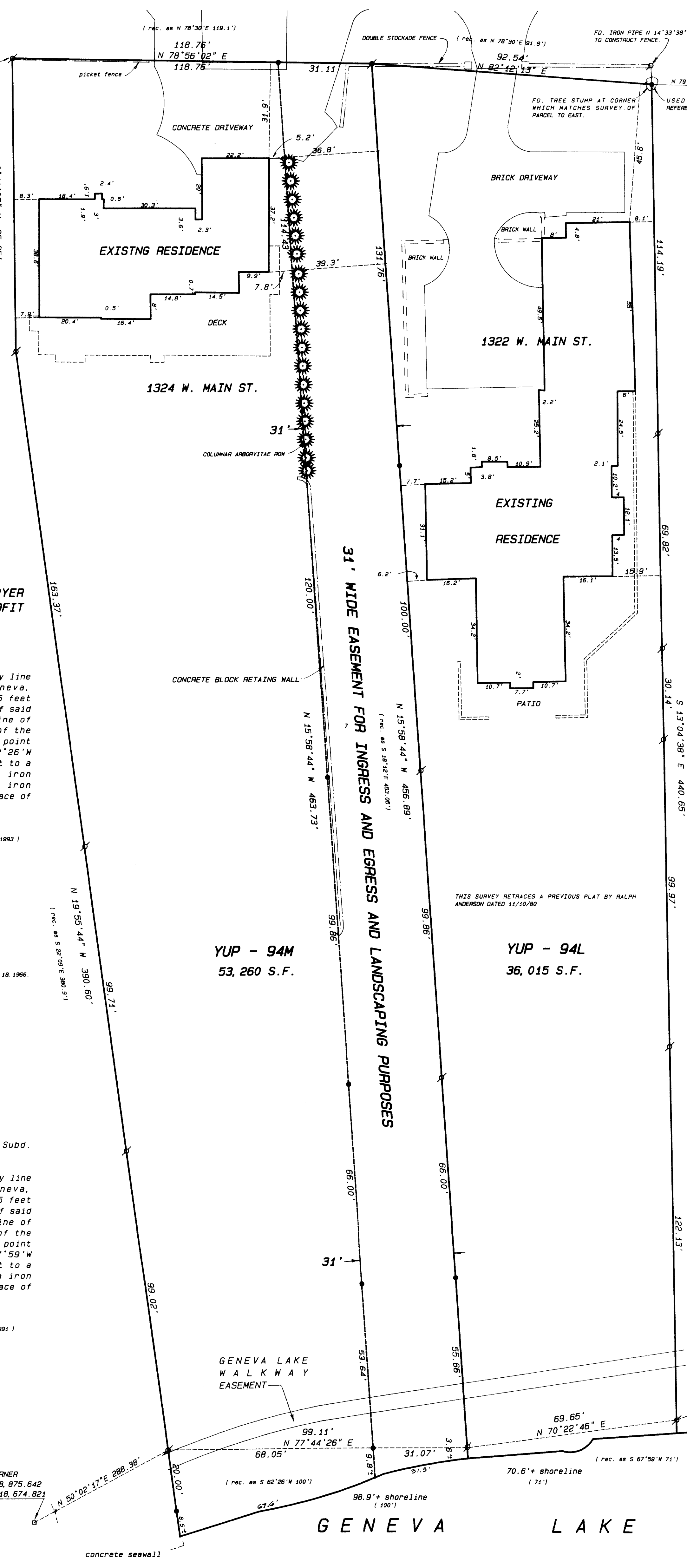
ABERNATHY and ASSOCIATES  
Kenneth B. Abernathy Jr.  
Wisconsin Registered Land Surveyor S-1594

W4056 Bray Road  
Elkhorn, Wisconsin 53121  
Phone: (414) 728-4811 (residence)

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, WALWORTH 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)

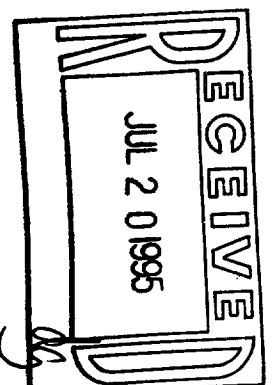
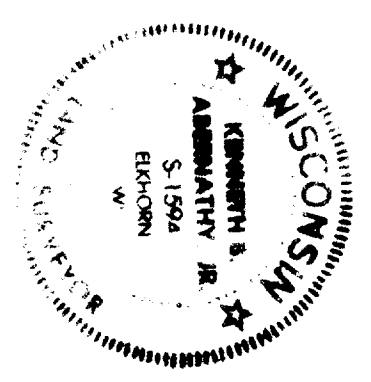
MEANDER CORNER  
NORTH = 218,875.642  
EAST = 2,418,674.821

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
CORNERS CUT IN CONCRETE
CORNERS CUT IN BRICK
SET IRON ROD, 3/4" LONG, BEARING 1.5 LBS. (INLET 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