000-1632

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.

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. 362S AS DOCUMENT NO. 259856. DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT A FOUND IRON ROD 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 25.61 FEET TO A SET IRON ROD; THENCE S 78°56'02" W 5.38 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 12°00'00" W 69.48 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.

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OUT OF LANDS DESCRIBED IN VOL. 625 P. 362S AS DOCUMENT NO. 259856. DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING 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 NOT ESTABLISHED AS THE SHORE OF GENEVA LAKE; THENCE S 77°44'28" W ALONG SAID MEANDER LINE 14.88 FEET TO A SET IRON ROD WHICH IS THE SHORE OF GENEVA LAKE; THENCE N 23°36'00" W 5.65 FEET MORE OR LESS FROM SAID SHORE 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 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 IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS 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

LEGAL DESCRIPTION FOR YUP - 94L:
Part of Lot 1, Block 1 of Plat of Porter Subd. from Doc. #410861, Vol. 387 Page 501

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 Lake 71 feet to a point; thence N 19°12'W 459.06 feet to a stake; thence N 78°30'E 91.8 feet to the place of beginning.

(DEED REFERENCE - REC DOC. NO. 211884 VOL. 521 P. 35, MAY 28, 1981)

NOTE:

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

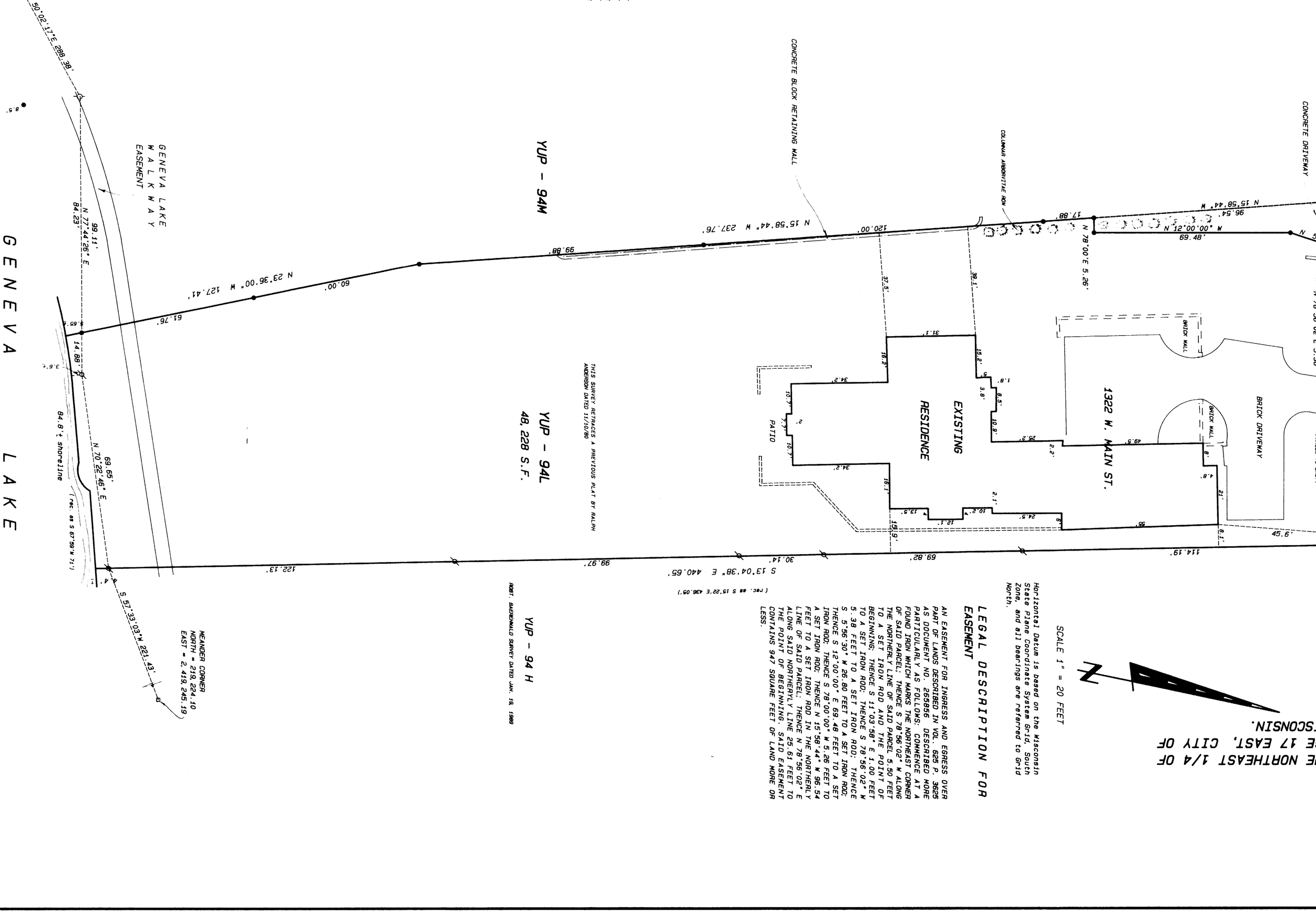
YUP - 94M

YUP - 94L
48,228 S.F.

THIS SURVEY RETRACES A PREVIOUS PLAT BY RALPH ANDERSON DATED 11/17/86

YUP - 94 H

PLAT: MACDONALD SURVEY DATED JAN. 18, 1980



Legend

- ⊙ FOUND IRON PIPE
- ⊗ FOUND IRON ROD
- □ FOUND BRASS CAPPED MONUMENT
- ▪ FOUND CONCRETE MONUMENT
- ✕ CHISEL CUT IN CONCRETE
- ● SET IRON ROD 24" LONG WEIGHING 1.5 LBS LINEAL FT.) 3/4" DIA
- ● SET IRON ROD 30" LONG WEIGHING 4.5 LBS LINEAL FT.) 1-11 16" DIA
- (xx) RECORDED AS DIMENSION
- ——x—— EXISTING FENCE

SCALE: 1"= 20 FEET

I hereby certify that the above described property has been surveyed by me or under my direction and that the above plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and 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 with mortgage or guarantee the title thereto within one year from date hereof.

Kenneth B. Abernathy, Jr.

KENNETH B. ABERNATHY, JR. S-1594 WISCONSIN LAND SURVEYOR

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594
Date: JAN. 19, 1996 Job No. 96-104

ABERNATHY and ASSOCIATES
Kenneth B. Abernathy Jr.
Wisconsin Registered Land Surveyor S-1594
W4056 Bray Road
Elkhorn, Wisconsin 53121
Phone (414) 723-4260 (Office)
(414) 723-4813 (residence)

DESIGN PROHIBITS