

Z-100 94L

**ABERNATHY and ASSOCIATES**  
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## 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.

LEGAL DESCRIPTION FOR  
LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OUT OF LANDS  
DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT  
NO. 265B56 DESCRIBED MORE PARTICULARLY AS  
FOLLOWS: BEGIN 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  
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; 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; 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  
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:

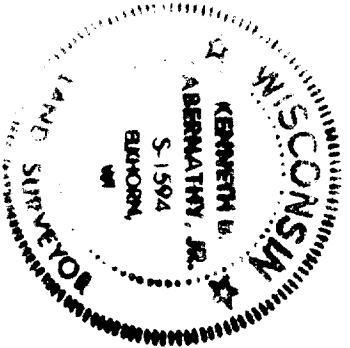
THIS PLAT SHOWS A PORTION OF THE  
INFORMATION SHOWN ON A PREVIOUS PLAT  
OF SURVEY PREPARED BY THIS FIRM AS  
PROJECT. NO. 95,506 WHICH IS ON FILE  
WITH THE WALWORTH COUNTY SURVEYOR'S  
OFFICE.

OWNER: JAMES A. 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 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.

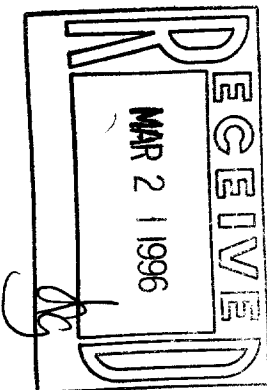
(DEED REFERENCE - BCD DOC. NO. 211894 VOL. 501 P. 35, MAY 26, 1991)



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

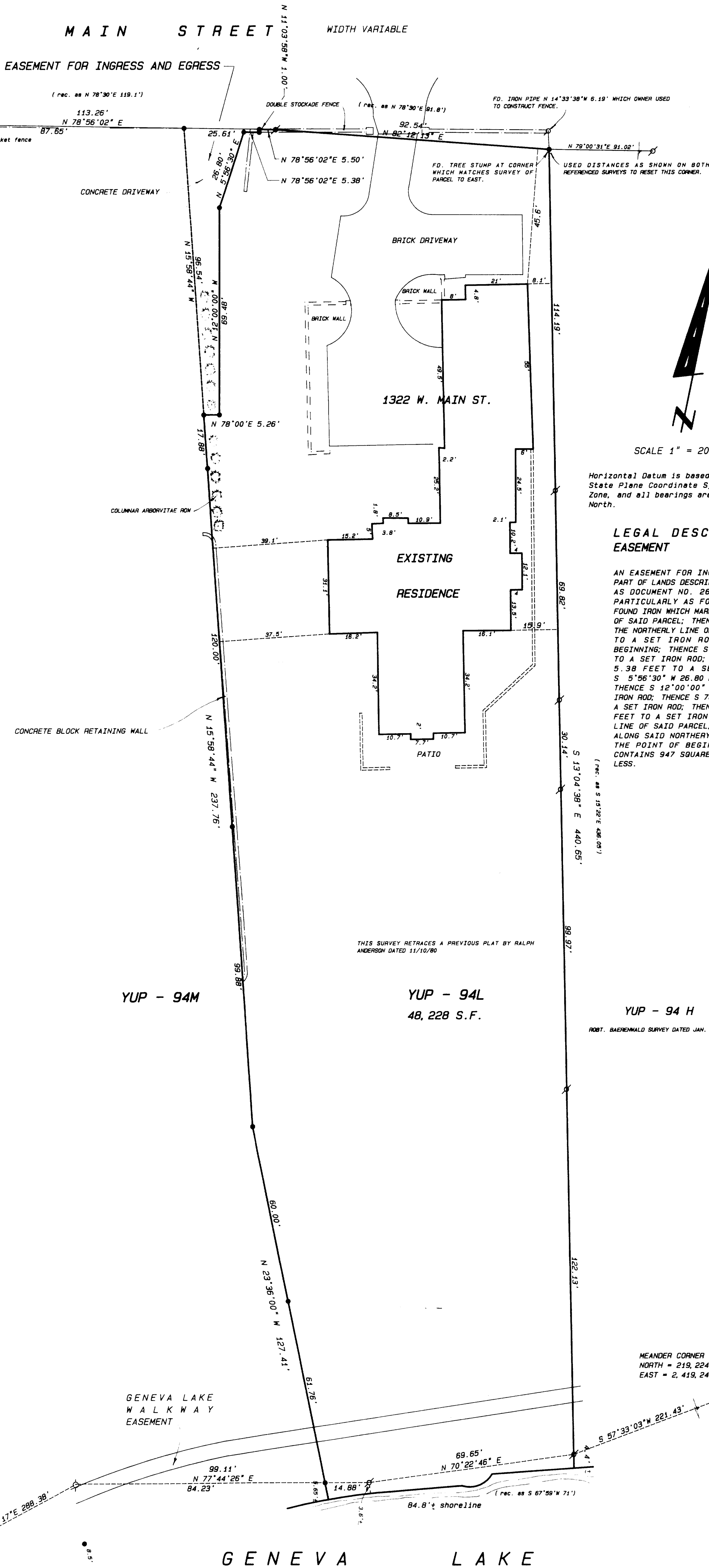
MEANDER CORNER  
NORTH = 219,254.10  
EAST = 2,419,245.19

- Legend
- FOUND IRON PIPE
  - FOUND BRASS CAPPED MONUMENT
  - FOUND CONCRETE MONUMENT
  - CHISEL CUT IN CONCRETE
  - SET IRON ROD, 1/2" LONG, MEASURING
  - SET IRON ROD, 3/4" LONG, MEASURING
  - SET IRON ROD, 1" LONG, MEASURING
  - SET IRON ROD, 1 1/4" LONG, MEASURING
  - RECORDED AS DIMENSION
  - EXISTING FENCE



SCALE: 1" = 20 FEET

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



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. 3625  
AS DOCUMENT NO. 265B56 DESCRIBED MORE  
PARTICULARLY AS FOLLOWS: COMMENCE AT A  
FOUND IRON 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 1.00 FEET  
TO A SET IRON ROD; THENCE S 78°56'02" W  
5.38 FEET TO A SET IRON ROD; THENCE  
S 5°56'30" W 26.80 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 15°58'44" W 96.54  
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.

THIS SURVEY RETRACES A PREVIOUS PLAT BY RALPH  
ANDERSON DATED 11/10/80

ROOT: BADENWALD SURVEY DATED JAN. 19, 1989