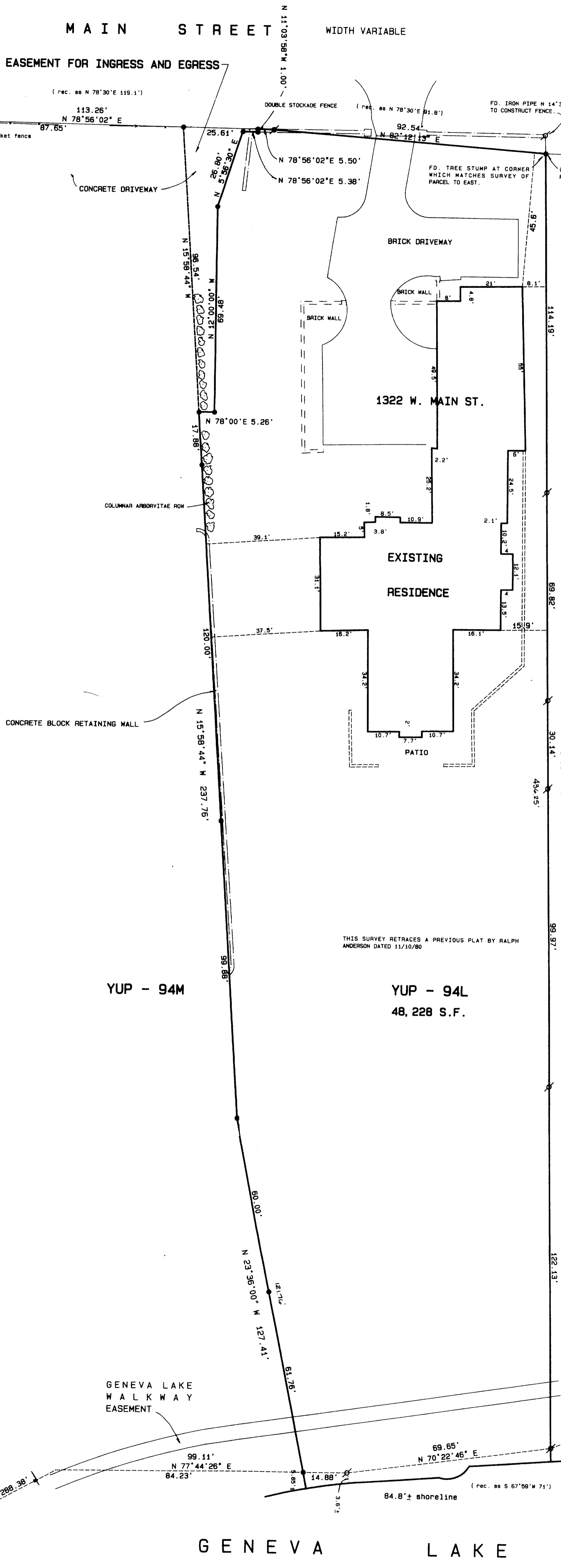


**PLAT OF SURVEY**

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 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, DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MEANDER CORNER IN THE EAST LINE OF SAID SECTION 35 WHICH IS N 1°12'48" W 350.90 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S 57°33'03" W 221.43 FEET TO A FOUND IRON PIPE; THENCE S 70°22'46" W ALONG A MEANDER LINE 69.65 FEET TO A FOUND IRON PIPE; THENCE N 15°58'44" W ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 (RECORDED AS N 18°12' W 453.05 FEET) 453.29 FEET TO A FOUND IRON ROD AND THE POINT OF BEGINNING; 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 TO A SET IRON ROD; 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 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 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.

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 LOCATED IN THE THE NORTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MEANDER CORNER IN THE EAST LINE OF SAID SECTION 35 WHICH IS N 1°12'48" W 350.90 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S 57°33'03" W 221.43 FEET TO A FOUND IRON PIPE; THENCE S 70°22'46" W ALONG A MEANDER LINE 69.65 FEET TO A FOUND IRON PIPE; THENCE N 15°58'44" W ALONG THE EASTERLY LINE OF LANDS DESCRIBED VOL. 625 P. 3625 AS DOCUMENT NO. 265856 (RECORDED AS N 18°12' W 453.05 FEET) 453.29 FEET TO 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 OF SAID EASEMENT; 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.

**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.

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

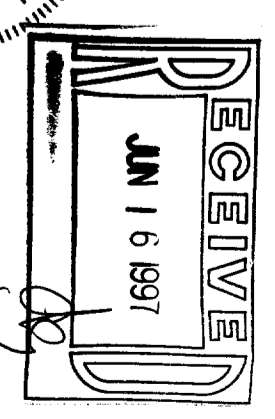
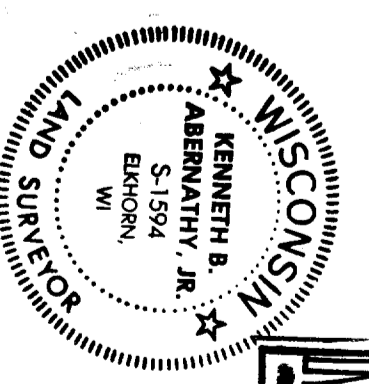
**OWNER: JAMES A. DYER**

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 along the East line 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 - 002 DOC. NO. 21804 VOL. 521 P. 35, MAY 28, 1991)

REVISED 5-4-97 (Lot Line Adjustment Legal Description)



SCALE: 1" = 20 FEET

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

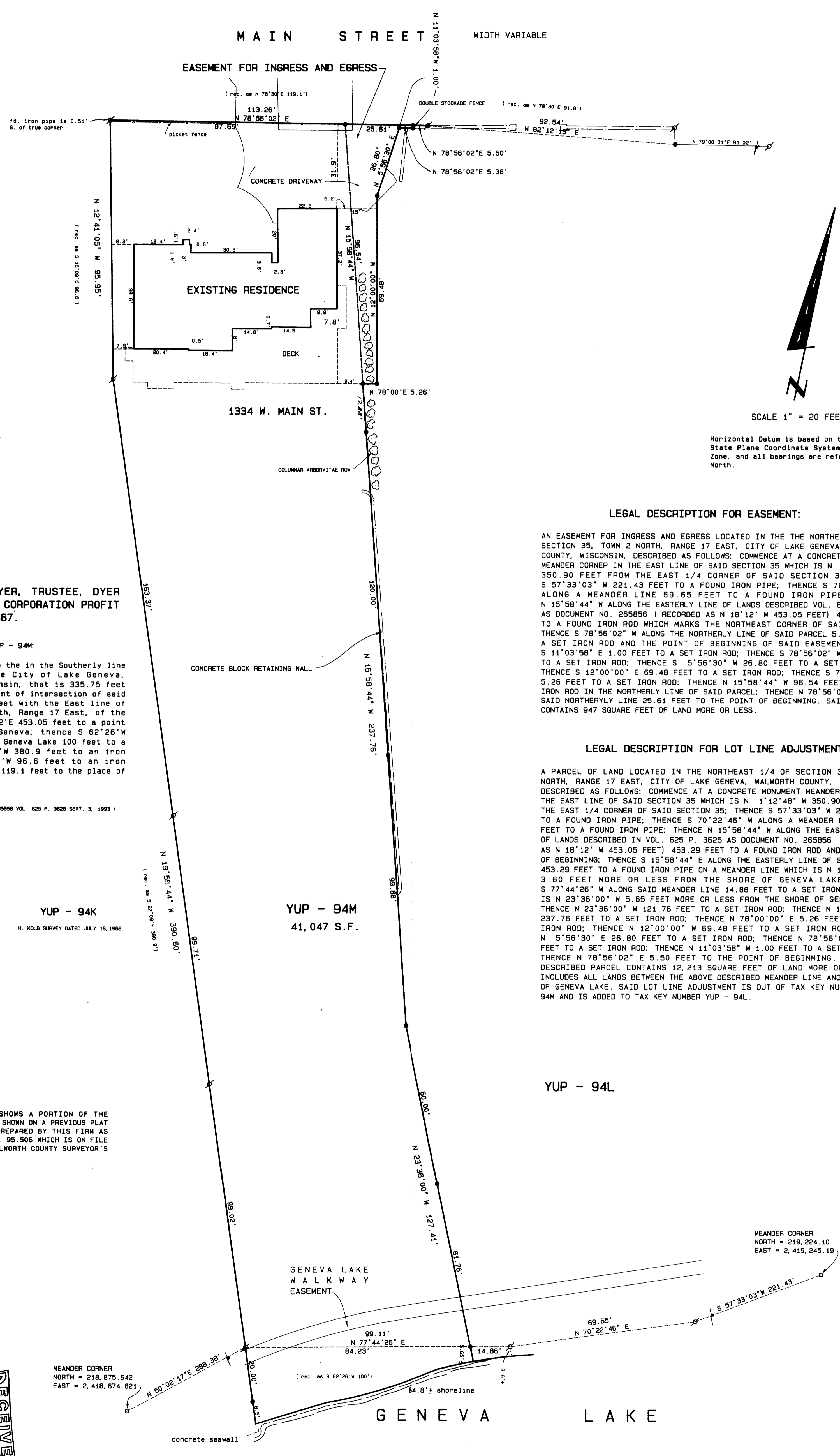
Kenneth B. Abernathy, Jr.  
 Wisconsin Registered Land Surveyor,  
 S-1594  
 Date: Jan 19, 1996 Job No. 96.104

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

4406 Bay Road 33121  
Elkhorn, Wisconsin 53121  
Phone: (414) 723-7209 (fax)

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, WALMORTH 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 LOCATED IN THE THE NORTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALMORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MEANDER CORNER IN THE EAST LINE OF SAID SECTION 35 WHICH IS N 1° 12' 48" W 350.90 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S 57° 33' 03" W 221.43 FEET TO A FOUND IRON PIPE; THENCE S 70° 22' 46" W ALONG A MEANDER LINE 69.65 FEET TO A FOUND IRON PIPE; THENCE N 15° 58' 44" W ALONG THE EASTERLY LINE OF LANDS DESCRIBED VOL. 625 P. 3625 AS DOCUMENT NO. 265856 (RECORDED AS N 18° 12' W 453.05 FEET) 453.29 FEET TO 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 OF SAID EASEMENT; 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.

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALMORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MEANDER CORNER IN THE EAST LINE OF SAID SECTION 35 WHICH IS N 1° 12' 48" W 350.90 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S 57° 33' 03" W 221.43 FEET TO A FOUND IRON PIPE; THENCE S 70° 22' 46" W ALONG A MEANDER LINE 69.65 FEET TO A FOUND IRON PIPE; THENCE N 15° 58' 44" W ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 (RECORDED AS N 18° 12' W 453.05 FEET) 453.29 FEET TO A FOUND IRON ROD AND THE POINT OF BEGINNING; 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 TO A SET IRON ROD; 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 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 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.

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 - M.D. DOC. NO. 266956 VOL. 625 P. 3625 SEPT. 3, 1993)

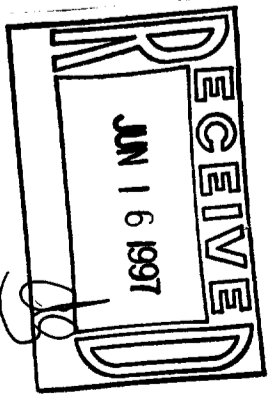
YUP - 94K  
H. KOLB SURVEY DATED JULY 18, 1986.

YUP - 94M  
41,047 S.F.

YUP - 94L

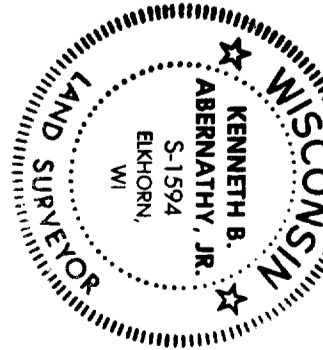
NOTE:  
THIS PLAT SHOWS A PORTION OF THE INFORMATION SHOWN ON A PREVIOUS PLAT OF SURVEY PREPARED BY THIS FIRM AS PROJECT NO. 95.506 WHICH IS ON FILE WITH THE WALMORTH COUNTY SURVEYOR'S OFFICE.

REVISED 5-4-97 (Legal Descriptions for Lot Line Adj. and Easement)



SCALE: 1" = 20 FEET

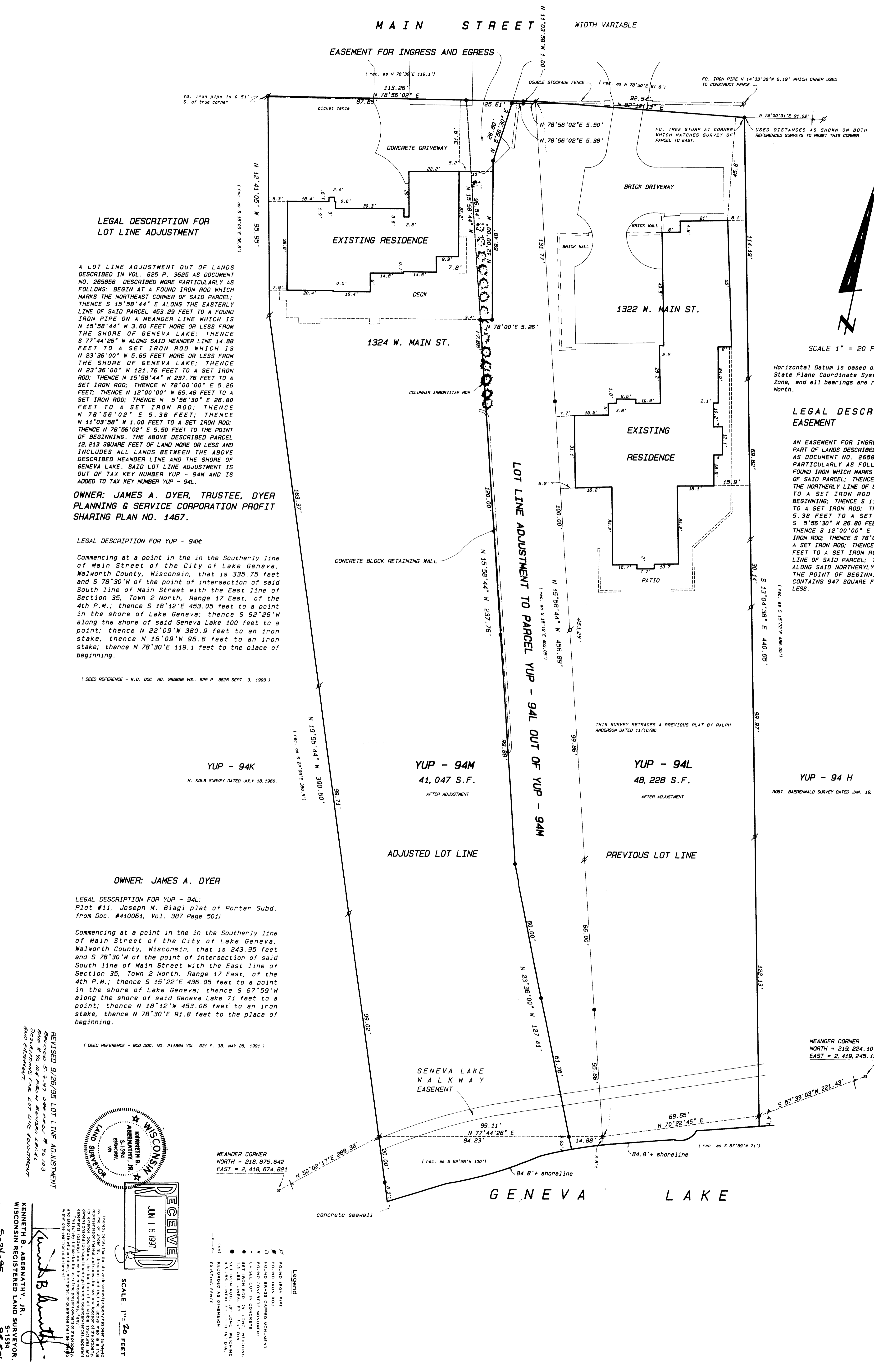
- Legend
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPED MONUMENT
- FOUND CONCRETE MONUMENT
- CRUISE CUT IN CONCRETE
- SET IRON ROD, 3/8" LONG, MEASURING 1 1/2" LINEAL, 17" DIA.
- SET IRON ROD, 3/8" LONG, MEASURING 1 1/2" LINEAL, 18" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



Kenneth B. Abernathy, Jr.  
Wisconsin Registered Land Surveyor  
Date: Jun 19, 1996 Job No. 16,103

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, MALWORTH COUNTY, WISCONSIN.



LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OUT OF LANDS DESCRIBED IN VOL. 625 P. 3625 AS DOCUMENT NO. 265856 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.

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, Malworth 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 95.6 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  
H. KOLB SURVEY DATED JULY 18, 1966.

YUP - 94M  
41,047 S.F.  
AFTER ADJUSTMENT

YUP - 94L  
48,228 S.F.  
AFTER ADJUSTMENT

YUP - 94H  
ROBT. BAEREMALD SURVEY DATED JAN. 19, 1960

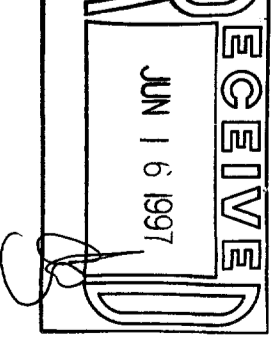
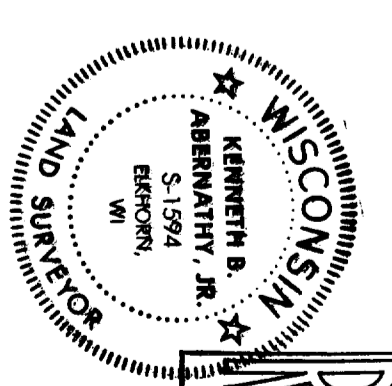
LEGAL DESCRIPTION FOR YUP - 94L:

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, Malworth 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 - GCD DOC. NO. 211894 VOL. 521 P. 35, MAY 26, 1991)

OWNER: JAMES A. DYER



- Legend
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- SET IRON ROD, 1" LONG, MEASURING 1 1/8" UNLESS OTHERWISE NOTED
- SET IRON ROD, 1/2" LONG, MEASURING 1 1/8" UNLESS OTHERWISE NOTED
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1" = 20 FEET

REVISED 9/26/95 LOT LINE ADJUSTMENT  
Revised 5-9-97 amended to show  
that the 94.04 feet from the shore of Lake Geneva  
to the iron stake is the correct  
distance for the lot line adjustment  
and easement.

KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR,  
S-1594  
Date: 5-24-95 Job No. 15-580

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. 265856 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" E 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

MEANDER CORNER  
NORTH = 219,224.10  
EAST = 2,419,245.19

MEANDER CORNER  
NORTH = 218,675.642  
EAST = 2,418,674.821

GENEVA LAKE