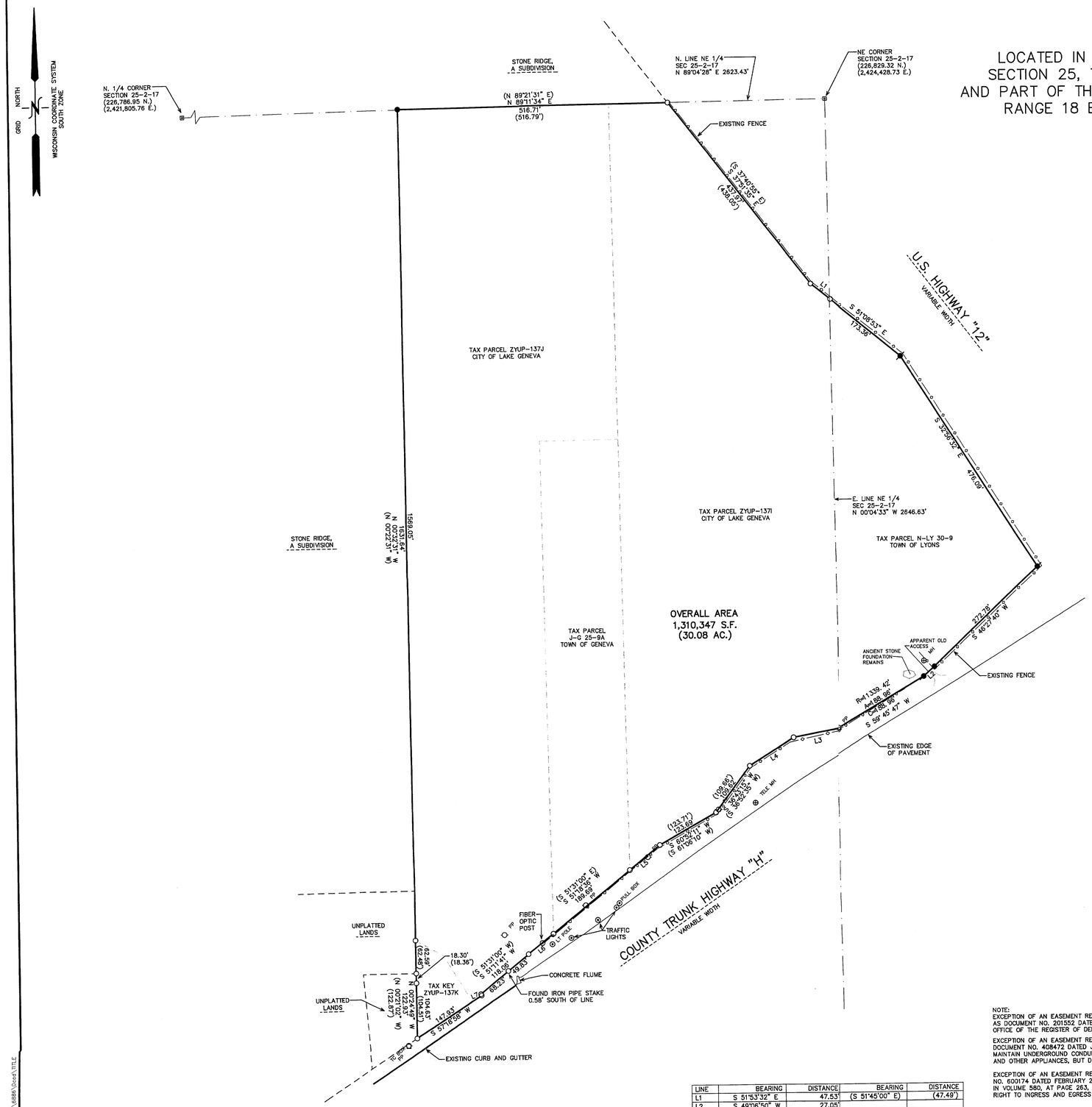
PLAT OF SURVEY

LOCATED IN PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN



LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 51°53'32" E	47.53'	(S 51°45'00" E)	(47.49')
L2	S 49°06'50" W	27.05'		
L3	S 79°11'15" W	93.04'	(S 79°13'35" W)	(93.84')
L4	S 58°02'57" W	99.34'	(S 58°09'50" W)	(99.36')
L5	S 51°19'28" W	74.47'	(S 51°31'00" W)	(74.46')
L6	S 51°42'38" W	61.37'	(S 51°31'00" W)	
L7	S 24°45'47" E	2.75'	(S 25°48'00" E)	(2.73')

LEGAL DESCRIPTION:

PARCEL 1: A parcel of land located in the Northeast 1/4 of Section 25, Township 2 North, Range 17 East described as follows, to-wit: Commencing at the Northeast corner of said Section 25; thence South 0° 47' East 1327.96 feet along the East line of said Section 25; thence South 61° 08' West 347.66 feet; thence North 28° 52' West 100.00 feet to the Northerly right of way line of State Trunk Highway 36; thence South 51° 36' West 73.93 feet along said right of way to the place of beginning; thence continue South 51° 36' West along said right of way, 189.36 feet; thence North 0° 47' West 928.71 feet; thence North 89° 13' East 150.00 feet; thence South 0° 47' East 813.12 feet; to the place of beginning. EXCEPTING THEREFROM any portion of the above described as may have been taken for highway purposes as contained in Volume 582 of Deeds at page 177. Said land being in the Town of Geneva, County of Walworth, and State of Wisconsin.

Tax Key No. J G 2500009A

PARCEL 2: Parcel A: That part of the Northeast 1/4 of Section 25, Township 2 North, Range 17 East, described as follows, to-wit: Commencing at the Northeast corner of said Northeast 1/4: thence West along the Section line 412.50 feet tot he Northeast corner of lands formerly owned by M.D. Cowdery; thence South along the East line of said lands to the center of the highway leading from the Lake Geneva to Springfield; thence Northeasterly in the centerline of said road to the East line of said Section 25; thence North in said East line to the place of beginning. EXCEPTING THEREFROM that portion of the above described premises taken for highway purposes by deed recorded October 15, 1954 in Volume 475 of Deeds, on Page 487, as Document No. 465583 and by Award of Damages recorded November 13, 1962 in Volume 585 of Deeds, on page 109, as Document No. 544207. Said land being in the City of Lake Geneva, County of Walworth, and State of Wisconsin.

Parcel B: Beginning at a point in the North line of Section 25, Township 2 North, Range 17 East, 412.5 feet West of the East end of said North line; thence West in said North line 405.4 feet; thence South to the center line of the Lake Geneva and Springfield Road as now traveled; thence Northeasterly along the said center line to a point 412.5 feet West of the East line of said Section 25; thence North to the place of beginning. EXCEPTING THEREFROM: A parcel of land located in the Northeast 1/4 of Section 25, Township 2 North, Range 17 East, described as follows, to-wit: Commencing at the Northeast corner of said Section 25; thence South 0° 47' East 1327.96 feet along the East line of said Section 25; thence South 61° 08' West 347.66 feet; thence North 28° 52; West 100.00 feet the Northerly right of way line of State Trunk Highway 36; thence South 51° 36' West 73.93 feet along said right of way to the place of beginning; thence continue South 51° 36' West along said right of way, 189.36 feet; thence North 0° 47' West 928.71 feet; thence North 89° 13' East 150.00 feet; thence South 0° 47' East 813.12 feet; to the place of beginning. ALSO EXCEPTING THEREFROM such portion of the above described premises taken for highway purposes by the following documents: Deed recorded September 1, 1954 in Volume 473 of Deeds, on page 425, as Document No. 464333, Deed recorded September 13, 1954 in Volume 474 of Deeds, on page 303, as Document No. 464743, Deed recorded December 2, 1954 in Volume 477 of Deeds, on page 293, as Document No. 466866, and Award of Damages recorded September 6, 1962 in Volume 582 of Deeds, on Page 177, as Document No. 542175. Said land being in the City of Lake Geneva, County of Walworth, and State of Wisconsin.

Tax Key No. ZYUP 00137I
Tax Key No. ZYUP 00137J
Tax Key No. ZYUP 00137K (as to Parcel A and B)

PARCEL 3: Commencing at the Northwest corner of Section 30, Township 2 North, Range 18 East, thence East on Section line to a certain piece of land containing 4 acres heretofore conveyed by Thos. Kinney and wife to August Wambold, thence South in the West line of said 4 acre piece to aforesaid Geneva and Springfield Road, thence Southwesterly along the center line of said road to the West line of said Section 30; thence North in said West line of said Section 30 to the place of beginning; EXCEPT the East 10 acres of the last described parcel; ALSO EXCEPTING the premises conveyed for highway purposes by instrument recorded in Volume 475 of Deeds, page 487, as Document No. 465583 and by instrument recorded in Volume 580, page 263, as Document No. 540801. Said land being in the Town of Lyons, County of Walworth, and State of Wisconsin.

Tax Key No. N LY3000009

SURVEYORS NOTE:

PARCEL 3 LEGAL DESCRIPTION (TAX PARCEL NLY3000009) SHOULD BE UPDATED TO READ AS FOLLOWS:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN WHICH LIES SOUTHWEST OF THE RIGHT OF WAY FOR U.S. HIGHWAY 12 , AND NORTH OF THE RIGHT OF WAY OF STATE TRUNK HIGHWAY 120 .

LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
✱ = SET IRON REBAR STAKE
(XXX) = RECORDED AS

NOTE:
EXCEPTION OF AN EASEMENT RECORDED IN VOLUME 112 OF MORTGAGES, AT PAGE 528, AS DOCUMENT NO. 201552 DATED SEPTEMBER 26, 1914 CAN NOT BE FOUND AT THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY.

EXCEPTION OF AN EASEMENT RECORDED IN VOLUME 385, AT PAGE 61, AS DOCUMENT NO. 408472 DATED JUNE 17, 1948 GIVES THE RIGHT TO PLACE AND MAINTAIN UNDERGROUND CONDUIT AND ASSOCIATED UNDERGROUND CABLES, WIRES, AND OTHER APPLIANCES, BUT DOES NOT PROVIDE A SPECIFIC LOCATION.

EXCEPTION OF AN EASEMENT RECORDED IN VOLUME 659, AT PAGE 765, AS DOCUMENT NO. 600174 DATED FEBRUARY 29, 1983 AND EXCEPTION OF AN EASEMENT RECORDED IN VOLUME 580, AT PAGE 263, AS DOCUMENT NO. 540801 DATED JULY 27, 1962 GIVES THE RIGHT TO INGRESS AND EGRESS BUT DOES NOT PROVIDE A SPECIFIC LOCATION.

100 50 0 100 200 300 400
MAP SCALE IN FEET ORIGINAL 1"= 100'

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT 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, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 1, 2005

PETER S. GORDON

– WORK ORDERED BY –
RICHARD HOVEK
1182 BROOK ROAD
BURLINGTON, WI 53105

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 6886
DATE 10/25/05
SHEET NO. 1 OF 1

11/1/2005 X:\Projects\6886\Dwgs\TITLE

J925-9A ZYUP-137I NLY-309
ZYUP-137J ZYUP-137K

007-2376