

PREPARED FOR:  
BOB WEBSTER  
KEEFE REAL ESTATE  
751 GENEVA PARKWAY  
LAKE GENEVA WI. 53147

# PLAT OF SURVEY

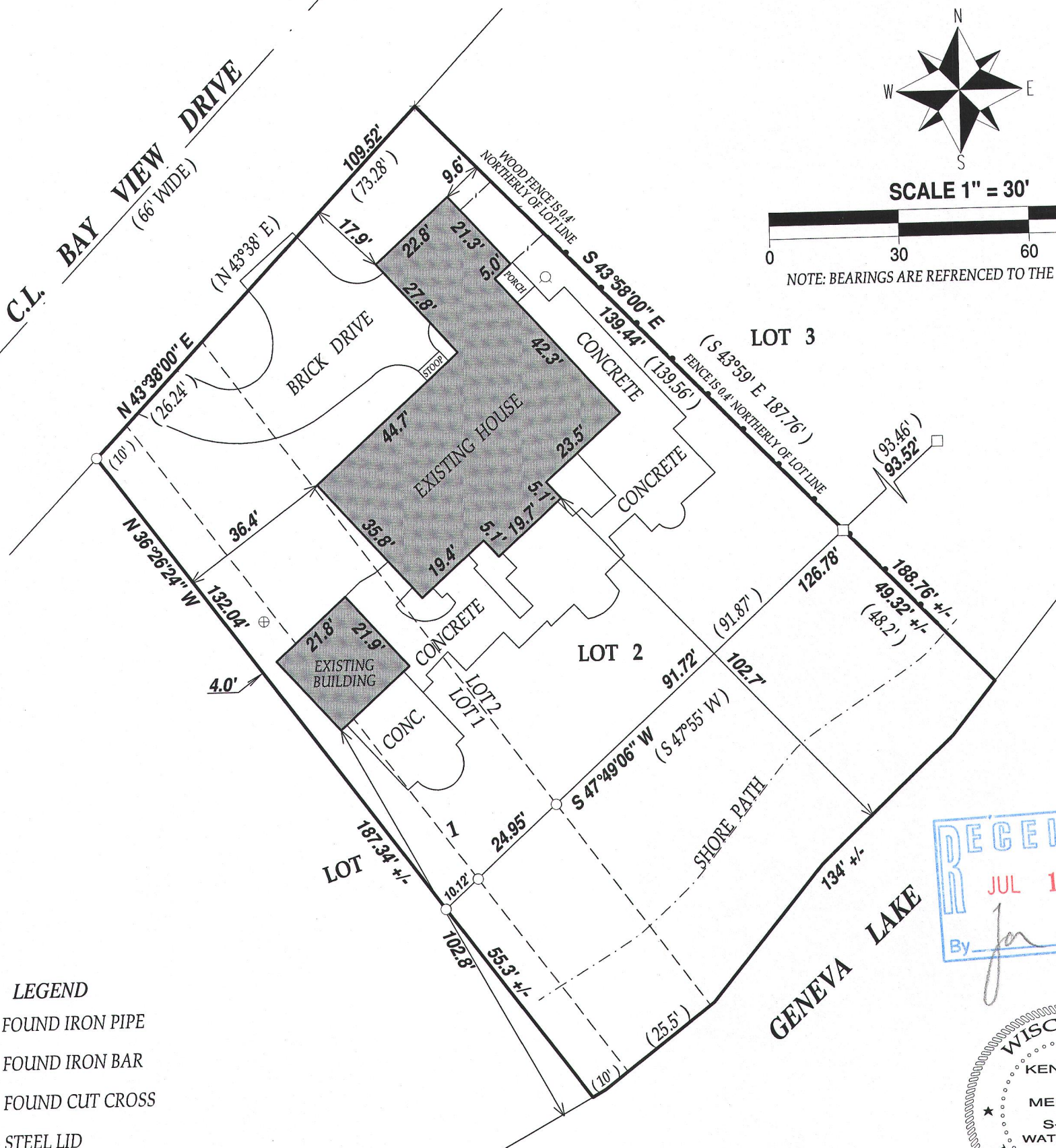
-OF-

LYNCH & ASSOCIATES  
ENGINEERING CONSULTANTS, LLC.  
405 SKYLINE DRIVE, SUITE C  
LAKE GENEVA, WI 53147  
(262) 248-3697

LOT 2, TRACT 1, IN GENEVA BAY ESTATES, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

ALSO PART OF LOT 1, TRACT 1, GENEVA BAY ESTATES; A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 TOWN 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2 TOWN 1 NORTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LINE OF BAY VIEW DRIVE, IN SAID GENEVA BAY ESTATES, WHERE THE BOUNDARY BETWEEN LOTS 1 AND 2 IN TRACT 1, AFORESAID, TO SOUTH LINE OF BAY VIEW DRIVE; THENCE SOUTHEASTERLY DIRECTION ALONG THE BOUNDARY LINE BETWEEN LOTS 1 AND 2 IN TRACT 1, AFORESAID, TO THE SHORE OF GENEVA LAKE AT LOW WATER MARK; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SHORE OF GENEVA LAKE AT LOW WATER MARK A DISTANCE OF 25.5 FEET TO A POINT, THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE SOUTH LINE OF BAY VIEW DRIVE WHICH IS 26.24 FEET IN A SOUTHWESTERLY DIRECTION FROM THE PLACE OF BEGINNING; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF BAY VIEW DRIVE A DISTANCE OF 26.24 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

ALSO PART OF LOT 1, TRACT 1, GENEVA BAY ESTATES; A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 TOWN 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2 TOWN 1 NORTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LINE OF BAY VIEW DRIVE, IN SAID GENEVA BAY ESTATES, WHERE THE BOUNDARY BETWEEN LOTS 1 AND 2 IN TRACT 1, GENEVA BAY ESTATES, INTERSECTS THE SOUTHERLY LINE OF BAY VIEW DRIVE, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 1, 26.24 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON THE LAKE SHORE OF GENEVA LAKE THAT IS 25.5 FEET IN A SOUTHWESTERLY DIRECTION FROM THE DIVIDING LINE BETWEEN LOTS 1 AND 2; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE SHORE OF GENEVA LAKE 10 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE NORTH LINE OF LOT 1 THAT IS 10 FEET IN A SOUTHWESTERLY DIRECTION FROM THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 1 TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.



## LEGEND

- FOUND IRON PIPE
- FOUND IRON BAR
- + FOUND CUT CROSS
- ⊕ STEEL LID
- ⊙ WELL
- (XX) RECORDED AS

## NOTE:

Per title commitment no. WA-4910, prepared by Chicago Title Insurance Co., bearing an effective date of June 5, 2015, there are no easements of record within the boundary of the lands surveyed.

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

TAX ID # ZGB00002

JOB # 15-598

DATED THIS 26th DAY OF JUNE, 2015  
REVISED THIS 1st DAY OF JULY, 2015

KENNETH B. MEHRING S - 2838  
Wisconsin Professional Land Surveyor  
(original if signed in red)

ZGB-2

007-3148