

# PLAT OF SURVEY

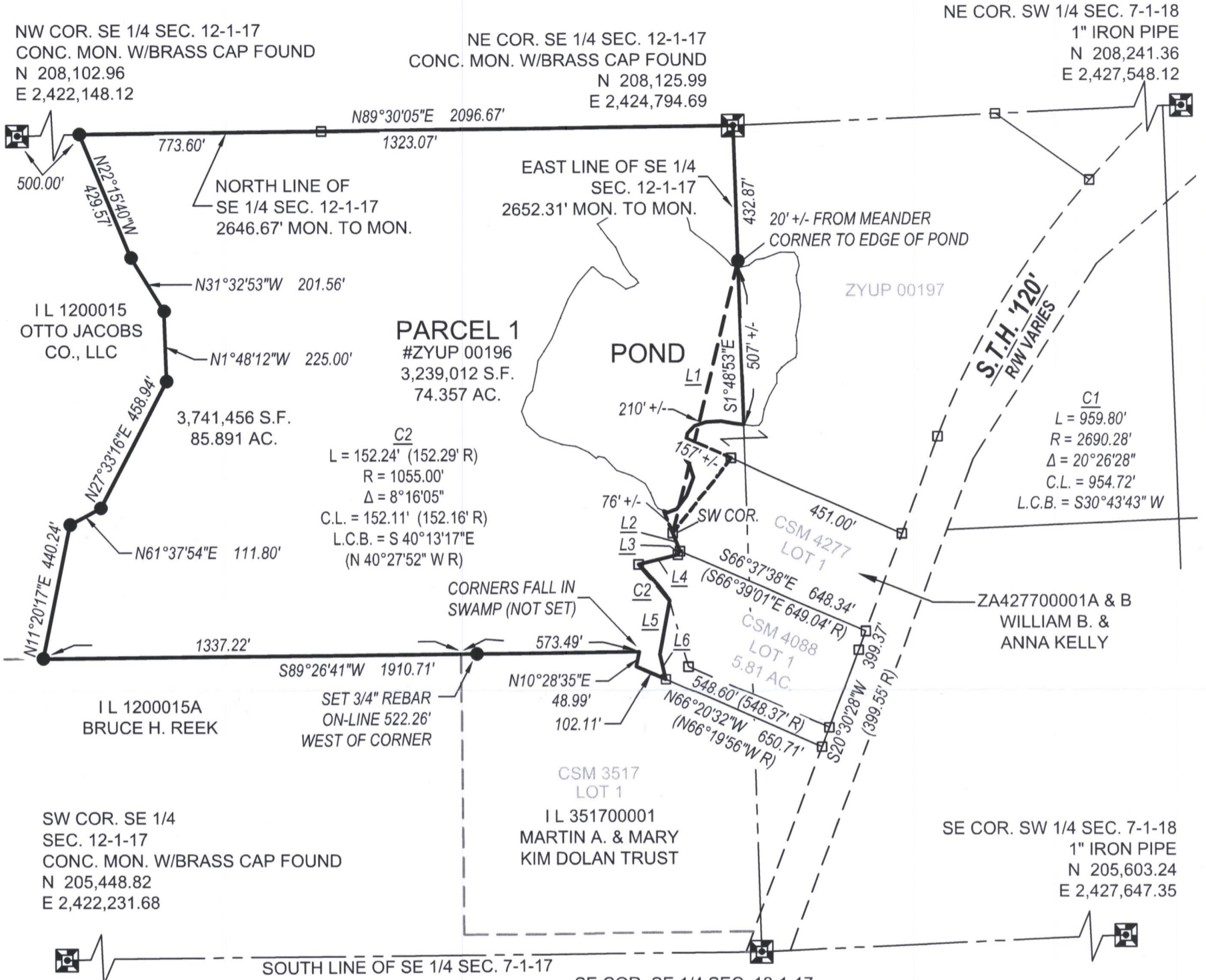
Survey No. 20-5011

**OWNER:**  
LAKE GENEVA ECONOMIC  
DEVELOPMENT CORP.  
P.O. BOX 1300  
LAKE GENEVA, WI 53147

**SURVEYOR:**  
LYNCH & ASSOC,  
5482 S. WESTRIDGE DR.  
NEW BERLIN, WI 53151

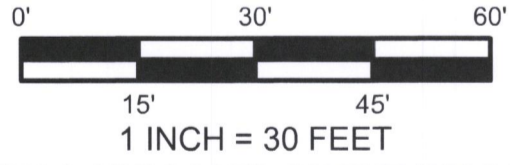
**NOTES:**

1. SEE SHEET 2 FOR LEGAL DESCRIPTION



- L1 S 13°43'54" W 898.16'
- L2 S 21°51'36" E 63.00'  
(N 21°42'11" W 62.54' R)
- L3 S 30°55'42" W 13.90'  
(S 28°45'15" W 14.01' R)
- L4 S 76°16'49" W 129.32'  
(S 76°12'51" W 129.37' R)
- L5 S 10°23'54" W 175.00'  
(S 10°23'49" W R)
- L6 S 13°13'43" E 82.45'  
(82.53' R)

**GRAPHIC SCALE**



BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) - GRID NORTH. THE NORTH LINE OF THE SE 1/4 OF SECTION 12-1-17 IS ASSUMED TO BEAR N 89°30'05" E

**LEGEND**

- 3/4" IRON BAR - SET
- 3/4" IRON BAR - FOUND
- (R) RECORDED DATA



DATE 3/17/2020  
SHEET 1 OF 2

P:\Shared\I - Projects\2020\20.5011 - Lake Geneva Economic Dev. Corp - TX ID ZYUP\_00196\CAD\Design\20.5011\_S.dwg

ZYUP-196

007-3874

4785-10

**LEGAL DESCRIPTION:**

BEING PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION , T1N, R18E; THENCE S 1°48'53" E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 12, 432.87 FEET TO A MEANDER CORNER; THENCE CONTINUING S 1°48'53" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4, 20 FEET, MORE OR LESS TO THE NORTH EDGE OF A POND; THENCE CONTINUING S 1°48'53" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4, 507 FEET, MORE OR LESS TO THE SOUTH EDGE OF SAID POND; THENCE WESTERLY, 210 FEET MORE OR LESS ALONG THE SOUTH EDGE OF SAID POND TO A POINT ON THE EDGE OF SAID POND ALSO BEING A POINT IN THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 4277 (C.S.M. 4277), AS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 779624; THENCE SOUTHERLY 301 FEET MORE OR LESS ALONG THE EAST EDGE OF SAID POND ALSO BEING THE WEST LINE OF C.S.M. 4277, TO A POINT ON THE SOUTHWEST EDGE OF SAID POND, ALSO BEING A POINT IN THE SOUTHWEST LINE OF C.S.M. 4277; THENCE S 21°51'36" E ALONG SAID SOUTHWEST LINE OF C.S.M. 4277, 76 FEET, MORE OR LESS TO A MEANDER CORNER, SAID MEANDER CORNER BEING S 13°43'54" W, 898.16 FEET FROM THE PREVIOUS MEANDER CORNER; THENCE CONTI12; THENCE S 76°16'49" W ALONG THE WEST LINE OF C.S.M. 4088, 129.32 FEET; THENCE 152.24 FEET ALONG THE WEST LINE OF C.S.M. 4088, BEING THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1055.00 FEET, WHO'S CHORD BEARS S 40°13'17" E, 152.11 FEET; THENCE S 10°23'54" W ALONG THE WEST LINE OF C.S.M. 4088, 175.00 FEET; THENCE S 13°13'43" E ALONG THE WEST LINE OF C.S.M. 4088, 82.45 FEET TO THE SOUTHWEST CORNER OF C.S.M. 4088, ALSO BEING A POINT IN THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 3517 (C.S.M. 3517) AS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 538494; THENCE N 66°20'32" W ALONG THE NORTH LINE OF C.S.M. 3517, 102.11 FEET; THENCE N 10°28'35" E ALONG THE NORTH LINE OF C.S.M. 3517, 48.99 FEET; THENCE S 89°26'41" W ALONG THE NORTH LINE OF C.S.M. 3517, 573.49 FEET TO THE NORTHWEST CORNER OF C.S.M. 3517; THENCE CONTINUING S 89°26'41" W, 1337.22 FEET; THENCE N 11°20'17" E, 440.24 FEET; THENCE N 61°37'54" E, 111.80 FEET; THENCE N 27°33'16" E, 458.94 FEET; THENCE N 1°48'12" W, 225.00 FEET; THENCE N 31°32'53" W, 201.56 FEET; THENCE N 22°15'40" W, 429.57 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12' THENCE N 89°30'05" E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4, 2096.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 12 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,239,012 SQUARE FEET OR 74.357 ACRES, MORE OR LESS.