PLAT OF SURVEY

NOTES:

1. SEE SHEET 2 FOR LEGAL DESCRIPTION

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

NE COR. SW 1/4 SEC. 7-1-18 NW COR. SE 1/4 SEC. 12-1-17 1" IRON PIPE NE COR. SE 1/4 SEC. 12-1-17 CONC. MON. W/BRASS CAP FOUND N 208,241.36 CONC. MON. W/BRASS CAP FOUND N 208.102.96 E 2,427,548.12 N 208,125.99 E 2,422,148.12 E 2,424,794.69 N89°30'05"E 2096.67' 1323.07' 773.60' EAST LINE OF SE 1/4 500.00' NORTH LINE OF SEC. 12-1-17 SE 1/4 SEC. 12-1-17 2652.31' MON. TO MON. 20' +/- FROM MEANDER 2646.67' MON. TO MON. CORNER TO EDGE OF POND ·N31°32'53"W 201.56' ZYUP 00197 IL 1200015 **OTTO JACOBS** PARCEL 1 POND CO., LLC #ZYUP 00196 N1°48'12"W 225.00' 3,239,012 S.F. 74.357 AC. 3,741,456 S.F. L = 959.80'85.891 AC. R = 2690.28'L = 152.24' (152.29' R) $\Delta = 20^{\circ}26'28''$ R = 1055.00'C.L. = 954.72' $\Delta = 8^{\circ}16'05''$ 76' +/ L.C.B. = S30°43'43" W 451.00 CSM 4277 SW COR. C.L. = 152.11' (152.16' R) L.C.B. = S 40°13'17"E L3 407 N61°37'54"E 111.80' (N 40°27'52" W R) 39'01"E 649.04'R) 648.34 CORNERS FALL IN ZA427700001A & B SWAMP (NOT SET) WILLIAM B. & ANNA KELLY 1337.22' S89°26'41"W 1910.71 N10°28'35"E SET 3/4" REBAR 48.99' IL 1200015A ON-LINE 522.26' 102.11'-BRUCE H. REEK WEST OF CORNER CSM 3517 LOT 1 IL 351700001 SW COR. SE 1/4 SE COR. SW 1/4 SEC. 7-1-18 MARTIN A. & MARY SEC. 12-1-17 1" IRON PIPE KIM DOLAN TRUST CONC. MON. W/BRASS CAP FOUND N 205,603.24 N 205,448.82 E 2,427,647.35 E 2,422,231.68 SOUTH LINE OF SE 1/4 SEC. 7-1-17 SE COR. SE 1/4 SEC. 12-1-17 CONC. MON. W/BRASS CAP FOUND N 205,475.01 E 2,424,878.25

<u>L1</u> 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

60' 15' 45' 1 INCH = 30 FEET

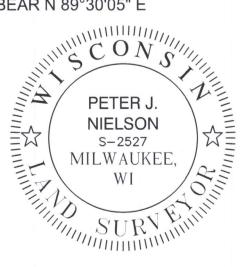
BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) - GRID NORTH. THE NORTH LINE OF THE SE 1/4 OF SECTION 12-1-17 IS ASSUMED TO BEAR N 89°30'05" E

LEGEND

● 3/4" IRON BAR - SET

☐ 3/4" IRON BAR - FOUND

(R) RECORDED DATA



DATE 3/17/2020 SHEET 1 OF 2

ZYUP-1910

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.