

A parcel of land described in Schedule A of Title Commitment No. WA-21002, Revision A, prepared by Chicago Title Insurance Company, dated March 18, 2022, as shown below:

Parcel A:

A parcel of land located in the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, being more particularly described as: Commencing at the Southeast corner of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, Walworth County, Wisconsin; thence North 02° 29' West 751.80 feet to the Southerly line of the C & N.W.R.R. right-of-way; thence North 39° 48' West 462.74 feet thence South 86°14' West, 100.00 feet; thence North 03° 46' West 360.00 feet; thence South 86° 14' West 178.92 feet to the place of beginning of the lands hereinafter described, to-wit: thence continue South 86°14' West 490.00 feet to the Northeastery right-of-way line of County Highway "H"; thence North 33° 15' West 360.00 feet along said right-of-way line; thence North 88° 45' East 690.00 feet; thence South 00° 42' 30" West 283.94 feet to the place of beginning.

EXCEPTING THEREFROM all that portion thereof is set forth in Quilt Claim Deed from Combex, Inc., a Wisconsin Corporation, to the City of Lake Geneva, a municipal corporation, recorded August 10, 2000, in Volume 672 of Records on Page 9566, as Document No. 4409294, and being more particularly described as: A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as follows: Commencing at the southeast corner of the Northwest 1/4 of said Section 6 (T18N, R18E), then S 02 deg 29 min W, 751.80 feet to the southerly line of the C. and N.W. Railroad (R9E), then S 39 deg 48 min W, 462.4 feet, then S 86 deg 42 min W, 130.0 feet to the intersection of the southerly line of the C. and N.W. Railroad with the southerly line of the Highway "H" (Trunk Highway "H" also known as Wells Street); then S 35 deg 15 min W, 360.00 feet along said Highway "H", then S 88 deg 45 min E, 8.25 feet, then S 33 deg 15 min E, 359.58 feet, then S 86 deg 42 min W, 8.04 feet to the point of beginning.

Tax Key No.: ZYUP 00145B Address: 965 Wells Street

Lot 2
C.S.M. 1630

Lot 1
C.S.M. 4796

Lot 1 of Certified Survey No. 793, said survey being a part of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, and recorded in Volume 3 of Certified Surveys at page 333 as Document no. 33918, Walworth County, Records.

Tex Key No: ZA 19300001

Address: Not assigned

Chain Link Fence

Chain Link Fence

(66' Wide)

N88°31'15"E 838

Total Area
"Parcel A" &
"Parcel C"
5.023 Acres
218,791 Sq.Ft.

"Parcel A"
Tax Parcel
ZYUP 00145B
3.947 Acres
171,939 Sq.Ft.

Existing Building
965 Wells Street
Exterior Footprint of Building
at Ground Level is 90,985 Sq.Ft.

"Parcel C"
Lot 1
C.S.M. 793
Tax Parcel
ZA 79300001
1.076 Acres
46,852 Sq.Ft.

Lot 1
C.S.M. 812

Center 1/4 Corner
Section 6-1-18
N. 213,528.65
E. 2,427,333.21

Sheet 1 of 1 Sheets

Reference Number
2022.034

2022.034

Survey date: April 11, 2022.

Revisions: No. 1 – Fiber Optic Line

Scale in Feet

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Legend

of Symbols & Abbreviations

■ Found County Section Corner	⊗ Light Pole
● Found Iron Pipe	⊗ Gas Valve
● Found Iron Rod	⊗ Gas Main
○ Set Iron Pipe, 1" dia.	⊗ ATT Sign
○ Recorded Information	⊗ BOLLARD
○ Utility Pole	○ Fire Hydrant
○ Utility Pedestal	○ Asphalt Surface
○ Water Valve	○ Concrete Surface
○ Fire Valve	○ Gravel Surface
○ Brick Pavers	

