

**PLAT OF SURVEY**  
-OF-

**PARCEL #ZYUP 00100D**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE WEST 1861.36 FEET ALONG THE NORTH LINE OF SAID SECTION 1 TO THE CENTERLINE OF WILLOW STREET; THENCE SOUTH 42°04' WEST 62.72 FEET ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING; THENCE SOUTH 48°10' EAST 239.32 FEET; THENCE SOUTH 26°39' EAST 134.56 FEET; THENCE NORTH 89°56' WEST 65.66 FEET; THENCE NORTH 42°54' WEST 123.40 FEET; THENCE NORTH 49°13' WEST 193.00 FEET TO SAID CENTERLINE; THENCE NORTH 42°04' EAST 85.41 FEET ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING.

**PARCEL #ZYUP 00100C**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE WEST 123.40 FEET; THENCE NORTH 89°56' WEST 424.97 FEET TO SAID CENTERLINE; THENCE NORTH 42°04' EAST 290.72 FEET ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING. ALSO: AN EASEMENT UPON THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF WILLOW STREET IN THE CITY OF LAKE GENEVA, 381.14 FEET SOUTH 43° WEST OF A POINT IN THE SHORE OF LAKE GENEVA; THENCE SOUTHWESTERLY ALONG THE SHORE OF LAKE GENEVA 52 FEET MORE OR LESS TO A POINT; THENCE SOUTH 72° EAST 543.0 FEET TO A POINT; THENCE SOUTH 89° EAST 429.0 FEET TO A POINT IN THE CENTERLINE OF WILLOW STREET; THENCE NORTH 43° EAST 53.8 FEET TO THE PLACE OF BEGINNING. OR, IF SAID SOUTH 10 FEET IS NOT PASSABLE THEN SUCH 10 FOOT EASEMENT MAY BE USED AT ANY POINT IN THE ABOVE DESCRIBED REAL ESTATE, SUCH EASEMENT TO BE USED FOR PASSAGE OF VEHICLES AND PERSONS ON AND ACROSS SAID REAL ESTATE TO THE SHORE OF LAKE GENEVA. SAID EASEMENT TO BE APPURTENANT TO THE GRANTOR'S REAL ESTATE LOCATED ON THE EAST SIDE OF WILLOW STREET ACROSS FROM THE ABOVE DESCRIBED PARCEL BEING SOLD; GRANTOR HINTON, HIS HEIRS AND ASSIGNS, ALSO RETAINS THE RIGHT TO MAINTAIN EITHER AND EXISTING BOAT BUOY IN THE LAKE IN FRONT OF THE ABOVE DESCRIBED EASEMENT OR A BOAT LIFT STATION ON THE SHORE OF LAKE GENEVA AT THE END OF TIME ON SAID EASEMENT; PROVIDED THAT USE OF SAID EASEMENT OR RIGHTS SHALL NOT INTERFERE WITH GRANTEE'S DRIVEWAY OR PARKING LOT ON THE LAND ABOVE DESCRIBED. THE ABOVE EASEMENT HEREIN RESERVED WITH ALL OF ITS PROVISIONS SHALL RUN WITH THE LAND AND SHALL INURE TO THE BENEFIT AND USE OF EACH OF THE ABOVE NAMED GRANTORS AS THE OWNERS OF CONTIGUOUS LAND LYING ON THE EAST SIDE OF WILLOW STREET, THEIR HEIRS AND ASSIGNS. SAID LAND BEING IN THE CITY OF LAKE GENEVA,

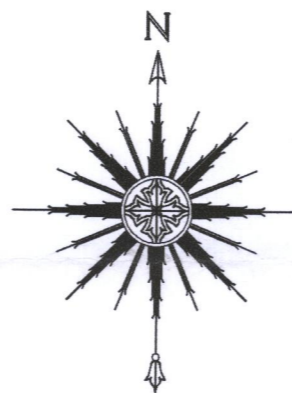
SURVEY FOR: ALBERT HINTON

SURVEY ADDRESSES: 835 AND 889 S. LAKE SHORE DRIVE, LAKE GENEVA, WI 53147

**LEGEND**

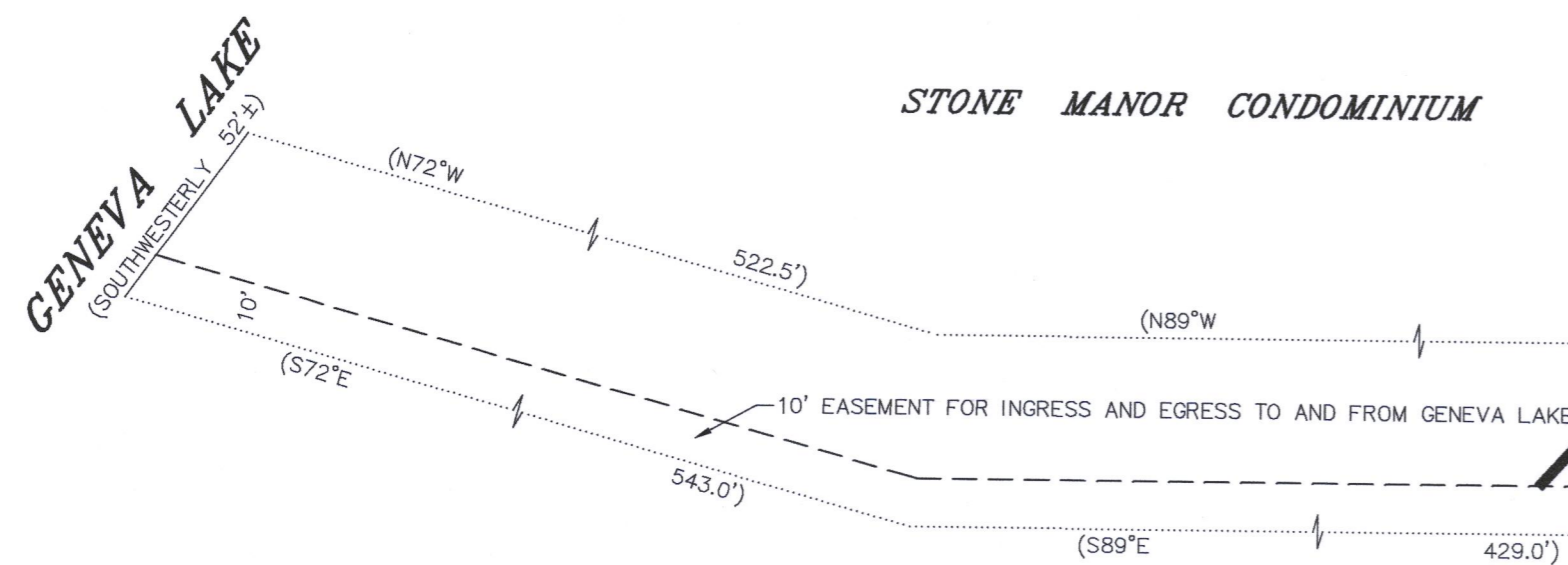
- FOUND 2" O.D. IRON PIPE
- SET 3/4" DIA. IRON ROD
- ( ) RECORDED AS
- ▲ UTILITY POLE
- UTILITY BOX
- OVERHEAD UTILITY LINES
- ⊕ MANHOLE

BEARINGS HEREON RELATE TO THE SOUTH LINE OF PARCEL #ZYUP 00100C. ASSUMED BEARING OF NORTH 89°56'00" WEST AS DEEDED.



0 20' 40' 80'  
SCALE: 1" = 40'

**STONE MANOR CONDOMINIUM**



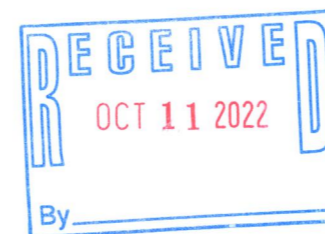
NOTE: 10' WIDE EASEMENT FOR INGRESS AND EGRESS TO GENEVA LAKE WAS NOT SURVEYED. THE CONCRETE WALL DEPICTED HEREON IS SHOWN FOR REFERENCE.

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

**SATTER SURVEYING, LLC**

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262-661-4239



*Thomas L. Satter*  
THOMAS L. SATTER S-2850

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

JUNE 10, 2022  
DATE

052205  
JOB NUMBER

ZYUP-100C ZYUP-100D

007-4611