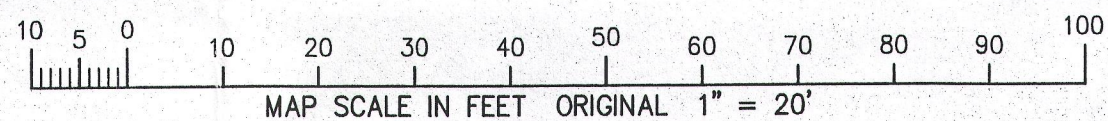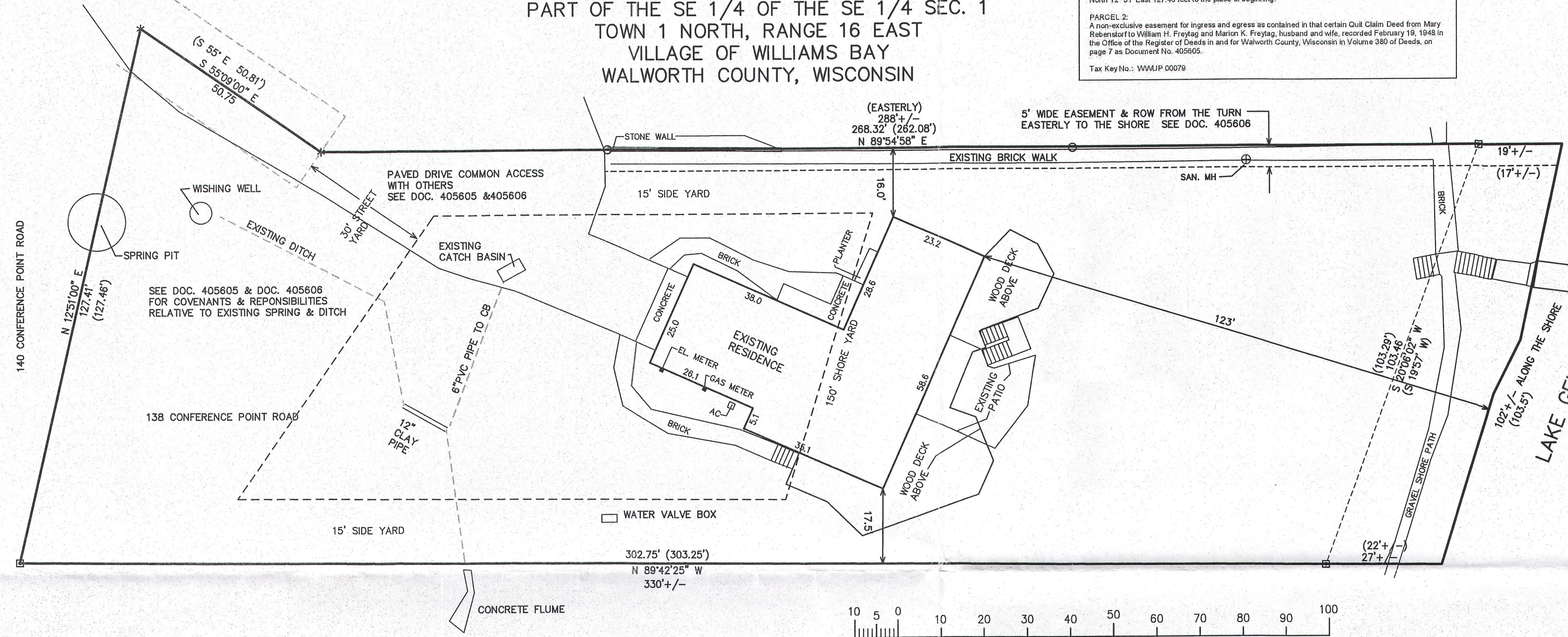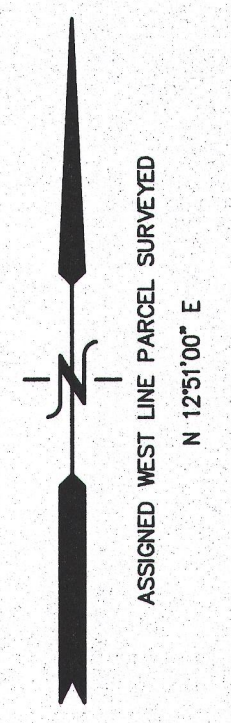# PLAT OF SURVEY

PART OF THE SW 1/4 OF THE SW 1/4 SEC. 6
TOWN 1 NORTH, RANGE 17 EAST &
PART OF THE SE 1/4 OF THE SE 1/4 SEC. 1
TOWN 1 NORTH, RANGE 16 EAST
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WISCONSIN

PARCEL 1:
A parcel of land located in the Southeast Quarter of Section One, Town One North, Range 16 East and the Southwest Quarter of Section Six, Town One North, Range 17 East in the Village of Williams Bay, described as follows, to-wit: Commencing at the Southwest corner of Lot Sixty-one (61) of Lackey Brothers Subdivision as recorded on Page 113 of Volume 7 of Plats on record at the Register of Deeds Office in and for said Walworth County, Wisconsin; thence East along the South line of said Lot Sixty-one (61), 165.79 feet to a concrete monument; thence South 37° 56' East 76.82 feet to a concrete monument at the place of beginning; thence South 55° 00' East 50.81 feet to a concrete monument; thence East 268.02 feet to a concrete monument and continuing East Seventeen feet more or less to the shore of Geneva lake; thence Southerly along said shore 103.5 feet more or less; thence Westerly Twenty-two (22) feet more or less to a concrete monument which is South 19° 57' West 103.29 feet from the last mentioned concrete monument; thence continuing Westerly 303.25 feet to a concrete monument; thence North 12° 51' East 127.46 feet to the place of beginning.
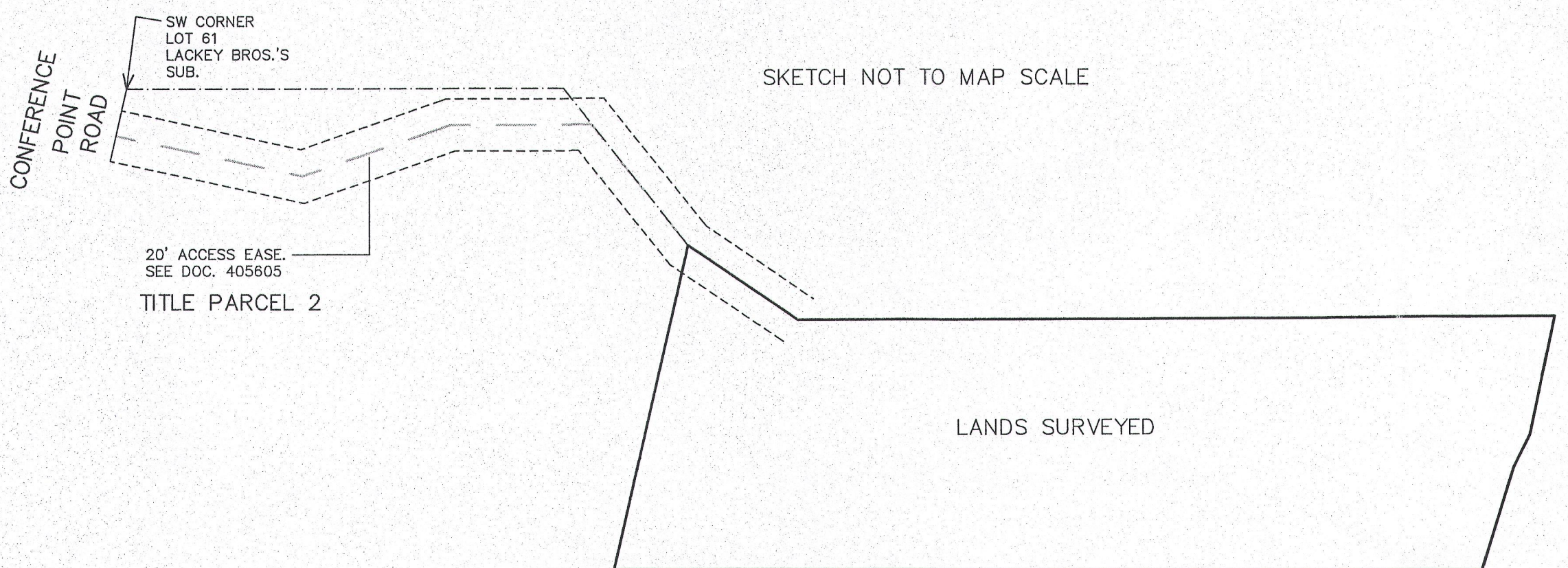
PARCEL 2:
A non-exclusive easement for ingress and egress as contained in that certain Quit Claim Deed from Mary Rebenstorf to William H. Freytag and Marion K. Freytag, husband and wife, recorded February 19, 1948 in the Office of the Register of Deeds in and for Walworth County, Wisconsin in Volume 380 of Deeds, on page 7 as Document No. 405605.
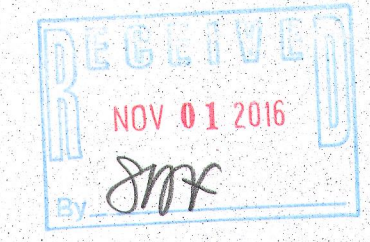
Tax Key No.: WWUP 00079

5' WIDE EASEMENT & ROW FROM THE TURN EASTERLY TO THE SHORE SEE DOC. 405606

ASSIGNED WEST LINE PARCEL SURVEYED   N 12°51'00" E

—N—

SEE DOC. 405605 & DOC. 405606 FOR COVENANTS & REPONSIBILITES RELATIVE TO EXISTING SPRING & DITCH

WISHING WELL

SPRING PIT

140 CONFERENCE POINT ROAD

N 12°51'00" E 127.41' (127.46')

138 CONFERENCE POINT ROAD

15' SIDE YARD

(S 55° E 50.81')
S 55°00'00" E 50.75

PAVED DRIVE COMMON ACCESS WITH OTHERS SEE DOC. 405605 & 405606

EXISTING DITCH

30' STREET YARD

EXISTING CATCH BASIN

6"PVC PIPE TO C93

12" CLAY PIPE

STONE WALL

(EASTERLY) 288'+/- 268.32' (262.08') N 89°54'58" E

EXISTING BRICK WALK

SAN. MH

19'+/- (17'+/-)

BRICK

15' SIDE YARD

16.0'

BRICK

PLANTER

CONCRETE

23.2

WOOD DECK ABOVE

EXISTING PIER

EXISTING RESIDENCE

38.0

CONCRETE

28.6

123'

150' SHORE YARD

23.0

26.1

EL METER
GAS METER

AC

38.6

WOOD DECK ABOVE

EXISTING PATIO

102'+/- ALONG THE SHORE

LAKE GENEVA

BRICK

38.1

(103.29')
103.46
S 20°06'02" W
(S 19°57' W)

GRAVEL SHORE PATH

SEE PIER MAINTENANCE AGREEMENT DOC. 766554 FOR SHARED RIGHTS & RESPONSIBILITIES BETWEEN THE SUBJECT SITE AND 140 CONFERENCE POINT ROAD (PARCEL TO THE WEST)

WATER VALVE BOX

WOOD DECK ABOVE

17.5

15' SIDE YARD

302.75' (303.25')
N 89°42'25" W
330'+/-

(22'+/-
27'+/-)

CONCRETE FLUME

MAP SCALE IN FEET   ORIGINAL 1" = 20'
10 5 0   10   20   30   40   50   60   70   80   90   100

NOTES:
DOC. 405606 RESERVES A 20 STRIP ALONG THE SHORE FOR A PIER AND BOAT RAMP AT A MUTUALLY AGREED UPON LOCATION.

DOCUMENT 550577 IS AN EASEMENT FOR GAS AND WATER LINES OVER THE SUBJECT SITE TO BENEFIT THE PARCEL TO THE NORTH WITH NO SPECIFIC WIDTH NOR LOCATION (LINES AS THEY EXIST).

LEGEND

○ = FOUND IRON PIPE STAKE
⊞ = FOUND CONCRETE MONUMENT W/ PIN
* = FOUND NAIL IN PAVEMENT
(XXX) = RECORDED AS

AREA SURVEYED = 32,853 S.F. (0.75 AC.)

ZONING SF 3
15' SIDE YARD
30' STREET YARD
150' SHORE YARD

CONFERENCE POINT ROAD

SW CORNER LOT 61 LACKEY BROS.'S SUB.

SKETCH NOT TO MAP SCALE

20' ACCESS EASE. SEE DOC. 405605

TITLE PARCEL 2

LANDS SURVEYED

WORK ORDERED BY:
DAVID STOUT
101 FONTAINE COURT
FONTANA, WI. 53125

RECEIVED NOV 01 2016

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT   P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098   FAX: (262) 723-5886
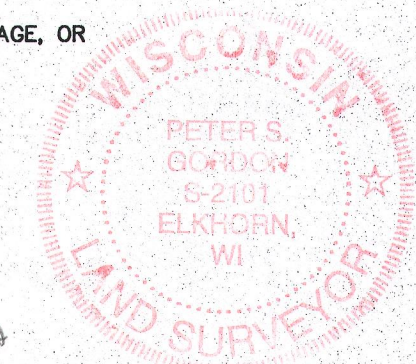
REVISIONS

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: AUGUST 5, 2016

PETER S. GORDON P.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

PROJECT NO. 9567
DATE: 08-05-2016
SHEET NO. 1 OF 1

AUG 05 2016

WWUP-79

011-2670