

PLAT OF SURVEY
LOCATED IN FIRST ADDITION TO
CEDAR POINT PARK
VILLAGE OF WILLIAMS BAY, WALWORTH CO., WIS.

WORK ORDERED BY: JOHN MOORE
135 S. LASALLE, SUITE 2500
CHICAGO, ILLINOIS

FARIS, HANSEN & ASSOCIATES, INC.
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REVISIONS

PROJECT NO.
4148
DATE
08/08/94
SHEET NO.
1 of 1

11-1043

PLAT OF SURVEY

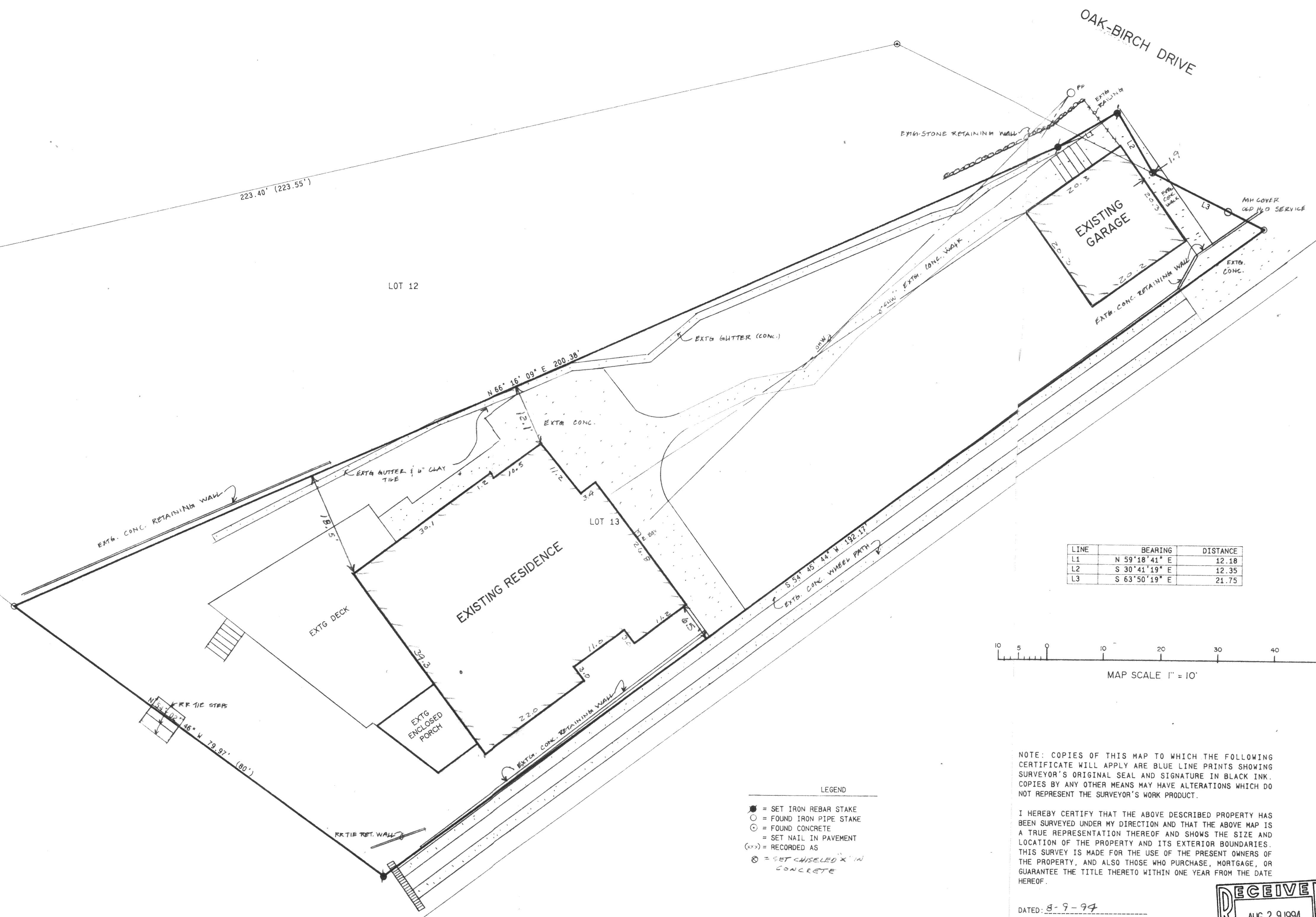
LOCATED IN FIRST ADDITION TO CEDAR
POINT PARK, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

ASSIGNED SOUTH LINE OAK BIRCH DRIVE
S 63° 50' 19" E

LEGAL DESCRIPTION

Lot 13 of the Plat of First Addition to Cedar Point Park of record in the office of the Register of Deeds in and for Walworth County, Wisconsin in Vol. 8 of Plats on page 8. AND Also lands located in Oak-Birch Drive and Lot 12 of the First Addition to Cedar Point Park in the Village of Williams Bay, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Easterly corner of Lot 13 of the First Addition to Cedar Point Park; thence Westerly along the line between Lot 12 and Oak-Birch Drive, 21.75 feet to the place of beginning; thence Northwesterly at a deflection angle of 33° 08' right from the last described line 12.35 feet; thence Southwesterly at right angles to the last described course to the point of intersection with the lot line between said Lots 12 and 13; thence Northeasterly to the Easterly corner of Lot 12; thence Easterly along the line between Lot 13 and Oak Birch Drive 14.25 feet to the place of beginning.

5. Easement reserved upon, over and along a strip of land 5 feet in width off the rear or sides of all lots in said Cedar Point Park, which do not abut upon a public alley, as and where indicated upon the above plat for the purpose of constructing, operating and maintaining a public utilities, with right of ingress and egress for construction and maintenance purposes.
6. Easement granted by Alfred A. Pedersen et al and Cedar Point Park Association to Village of Williams Bay recorded February 14, 1935 in Vol. 237 of Deeds on page 161, providing: A perpetual right and easement subject to this agreement in, over and through and across all those parcels of property located in the original subdivision of Cedar Point Park and First, Second and Third Additions, thereof, which are by the terms of the contracts and warranty deeds heretofore executed, subject to the perpetual use of owners of lots in Cedar Point Park Addition thereto.
7. Easement granted by Cedar Point Park Association to Wisconsin Southern Gas Co., recorded April 16, 1936 in Vol. 243 of Deeds on page 516, granting the right to lay, construct, operate and maintain a gas main through the following: All drives, streets, alleys, roadways and parcels of land over which the owners have reserved easements of a right of way of any kind whatsoever located with the boundaries of Cedar Point Park and Additions.
8. Easement granted by Cedar Point Park Association to Village of Williams Bay recorded August 9, 1980 in Vol. 559 of Deeds on page 447 as Document No. 521484, for sewer main extension over, and through any and all private roads, alleys, drives, parkways and parking areas and courts in said Cedar Point Park and Additions.
9. Encroachment of garage and steps into roadway as shown on survey by George T. Dunham, dated October 17, 1990.



LINE	BEARING	DISTANCE
L1	N 59° 18' 41" E	12.18
L2	S 30° 41' 19" E	12.35
L3	S 63° 50' 19" E	21.75

MAP SCALE 1" = 10'

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK 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 AND ITS EXTERIOR BOUNDARIES. 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: 8-9-94

Peter S. Gordon

