

Plat of Survey

of

Tax Parcel WCP3 00013,

located in Government Lot 2 in the Southeast 1/4 of Section 6, Town 1 North, Range 17 East, Village of Williams Bay, Walworth County, Wisconsin.

Surveyed for: **ACBS Investments, Inc.**

N2900 Foundry Road
Darien, Wisconsin. 53114

Legal Description

A parcel of land described in Title Commitment No. WA-19956 Version 2 prepared by Chicago Title Insurance Company, dated September 7, 2021 as shown below:

Lot No. 214 of the Plat of Third Addition to Cedar Point Park on record in the office of the Register of Deeds for Walworth County, Wisconsin

ALSO:

The North 1/2 of the following described parcel:

Lot 215 in Third Addition to Cedar Point Park, being a subdivision of the East 1/2 of Sections 6 and 7, T1N, R17E,

AND that part of Lot 216 in Third Addition to Cedar Point Park, described as follows:

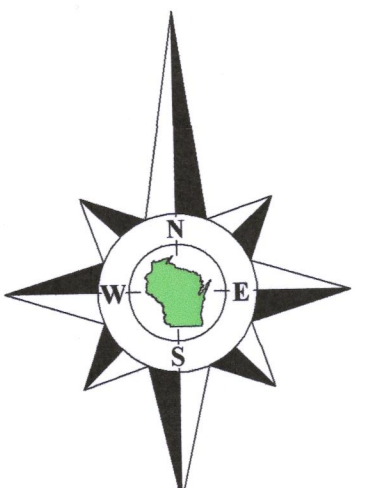
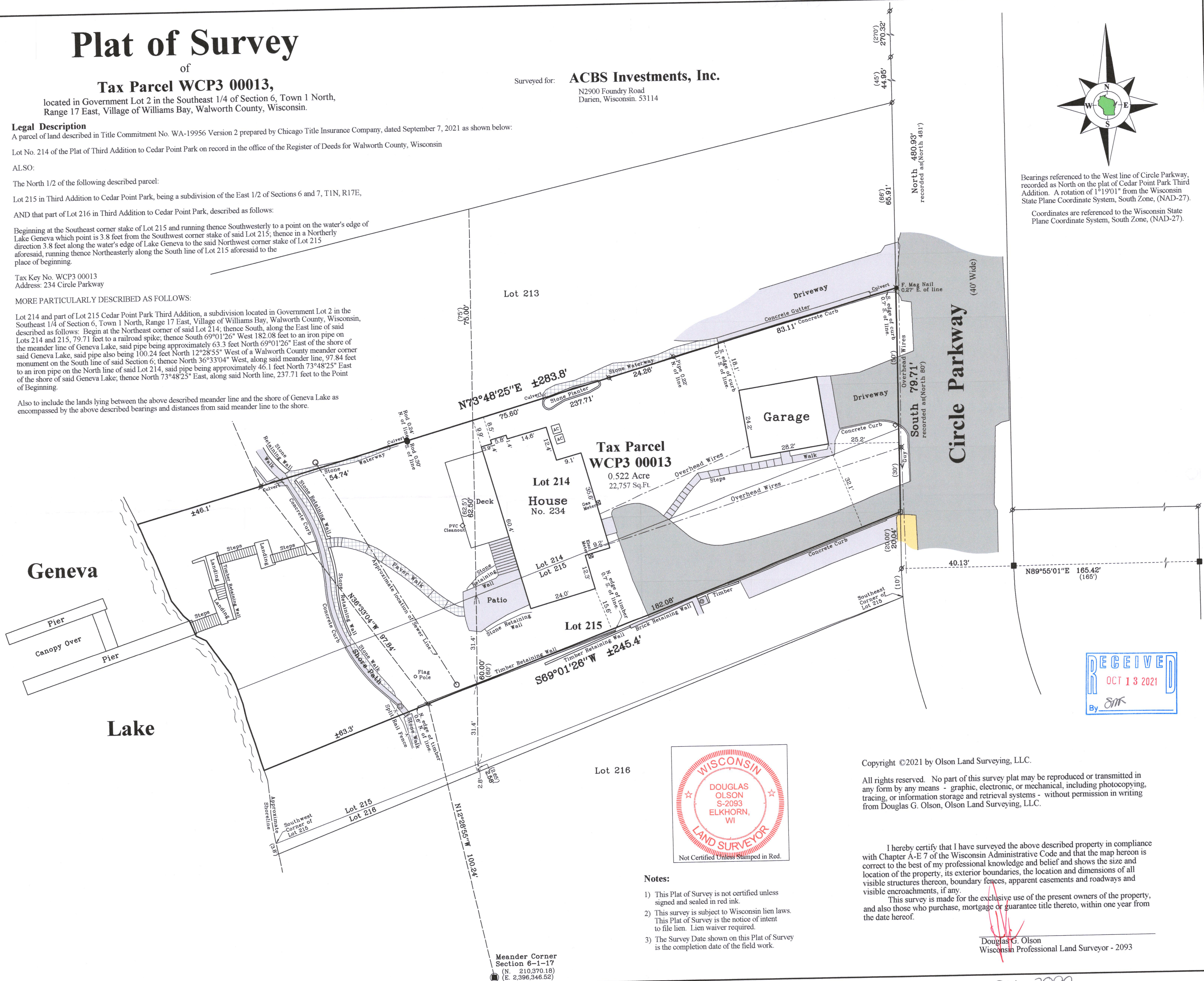
Beginning at the Southeast corner stake of Lot 215 and running thence Southwesterly to a point on the water's edge of Lake Geneva which point is 3.8 feet from the Southwest corner stake of said Lot 215; thence in a Northerly direction 3.8 feet along the water's edge of Lake Geneva to the said Northwest corner stake of Lot 215 aforesaid, running thence Northeasterly along the South line of Lot 215 aforesaid to the place of beginning.

Tax Key No. WCP3 00013
Address: 234 Circle Parkway

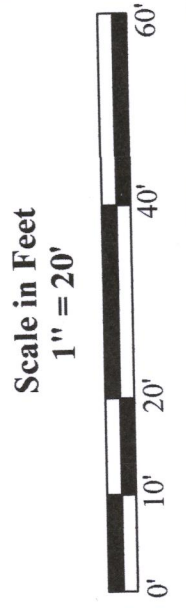
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lot 214 and part of Lot 215 Cedar Point Park Third Addition, a subdivision located in Government Lot 2 in the Southeast 1/4 of Section 6, Town 1 North, Range 17 East, Village of Williams Bay, Walworth County, Wisconsin, described as follows: Begin at the Northeast corner of said Lot 214; thence South, along the East line of said Lots 214 and 215, 79.71 feet to a railroad spike; thence South 69°01'26" West 182.08 feet to an iron pipe on the meander line of Geneva Lake, said pipe being approximately 63.3 feet North 69°01'26" East of the shore of said Geneva Lake, said pipe also being 100.24 feet North 12°28'55" West of a Walworth County meander corner monument on the South line of said Section 6; thence North 36°33'04" West, along said meander line, 97.84 feet to an iron pipe on the North line of said Lot 214, said pipe being approximately 46.1 feet North 73°48'25" East of the shore of said Geneva Lake; thence North 73°48'25" East, along said North line, 237.71 feet to the Point of Beginning.

Also to include the lands lying between the above described meander line and the shore of Geneva Lake as encompassed by the above described bearings and distances from said meander line to the shore.



Bearings referenced to the West line of Circle Parkway, recorded as North on the plat of Cedar Point Park Third Addition. A rotation of 1°19'01" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).



Survey Date: August 28, 2021.
Revisions:
No. 1 - Misc. Info.
No. 2 - Additional Description
No. 3 - Revised Title Com.

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Legend of Symbols & Abbreviations

N	North
S	South
E	East
W	West
In	In
Be	Bearings
M	Minutes
S	Seconds
In	Inches
Fe	Feet
St	Stakes
Gr	Gravel Surface
As	Asphalt Surface
W	Water Valve
C	Catch Basin
U	Utility Pedestal
R	Recorded Information
F	Found from Rod
M	Found Mag Nail
RR	RR Spike
CC	Concrete Monument
SC	Section Corner



- Notes:**
- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
 - 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
 - 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number: **2021.090**
2021.090

011-3099