

LAND-MARK SURVEYING

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PLAT OF SURVEY

LEGAL DESCRIPTION FROM WARRANTY DEED DOCUMENT NO. 946196

PARCEL 1: That part of the Southwest 1/4 of Section 1, T1N, R16E, and that part of the Northwest 1/4 of Section 12, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin, described as follows:

Fifty feet off the East side of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1 North, Range 16 East, also fifty feet off the East side of the Northeast fractional 1/4 of the Northeast fractional 1/4 of the Northwest fractional 1/4 of fractional Section 12, Town 1 North, Range 16 East.

PARCEL 2: All that certain piece or parcel of land lying and being in the SW 1/4 of Section 1 and the NW 1/4 of Section 12, in T1N, R16E, in the County of Walworth and State of Wisconsin, described as follows, to-wit: Beginning at a stake in the S. line of Block 6 of Plat of Grand Terrace Subdivision as recorded in the Register of Deeds Office in and for Walworth County, in Volume 5 of Plats on page 15, 50 feet W. of the SE corner of said Block (said point of beginning being also the NW corner of the lands heretofore conveyed to Anna Margaret Williams); thence W. in the S. line of said Block, 15 feet; thence S. parallel with the N. and S. 1/4 Section lines of Sections 1 and 12 to the North Shore of Geneva Lake at low water line; thence starting in an Easterly direction and following along the shore of said lake at low water line to a point 15 feet E. measured at right angles from the second course and being at the SW corner of lands heretofore conveyed to said Anna Margaret Williams, thence N. in the W. line of land so conveyed to said Williams, to the place of beginning, and being a part of Section 1 and 12 of T1N, R16E, Village of Williams Bay, in said County and State.

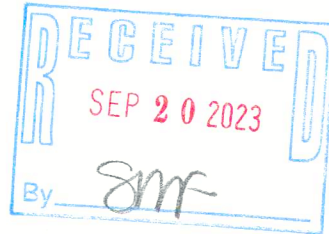
PARCEL 3: A non-exclusive right of way in common with others over and along a parcel of land located in the SW 1/4 of Section 1, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin described as follows, to-wit: Commencing at the NW corner of the subject parcel being 65 feet West of the Southeast corner of Block 6 of Grand Terrace, running thence W. in the S. line of said Block 6 to an iron stake, at the SW corner of said Block 6 (said iron stake being also in the E. line of Constance Boulevard as shown in the recorded plat of the Assessor's Subdivision); thence S. along the E. line of said Assessor's Subdivision 20 feet; thence E. parallel with the S. line of said Block 6 and 20 feet distant therefrom, 300 feet; thence S. 10 feet; thence E. parallel with and 30 feet distant from the S. line of said Block 6 to the W. line of the subject parcel; thence N. in said W. line to place of beginning.

PARCEL 4: A non-exclusive driveway easement, 20 feet in width, the centerline of which is described as follows: The centerline of a driveway located in the SW 1/4 of Section 1, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin, described as follows: Commencing at the Southwest corner of Block 6 of Grand Terrace Subdivision (said concrete monument being also in the East line of Constance Boulevard as shown in the recorded plat of the Assessor's Subdivision); thence South along the East line of said Assessor's Subdivision 10 feet to the place of beginning; thence S. 89° 33' 25" E 155.28 feet; thence N 82° 19' 30" E 116.64 feet; thence S. 80° 02' 40" E 54.71 feet; thence S. 24° 57' 25" E 60.89 feet; thence S. 43° 56' 20" E 40.72 feet; thence S 58° 31' 55" E 109.36 feet; thence S. 13° 20' 50" E 95.44 feet; thence S 51° 41' 20" E 118.67 feet; thence S 10° 50' 40" E 132.90 feet; thence S 11° 49' 00" W 101.51 feet; thence S 1° 03' 05" W 52.54 feet to the place of termination.

Tax Key No: WWUP 00019 AND WWUP 00020

OWNER:
PHYLLIS C. STEINDL TRUST
13 CARRIAGE CT.
OAK BROOK, IL 60523

DARTMOUTH WOODS CONDOMINIUM



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- FOUND CONCRETE MONUMENT
- RECORDED AS DIMENSION
- EXISTING VINYL FENCE

SCALE: 1 INCH = 40 FEET

"I hereby certify that the above described property has been surveyed by me or 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 principal 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 date hereof."

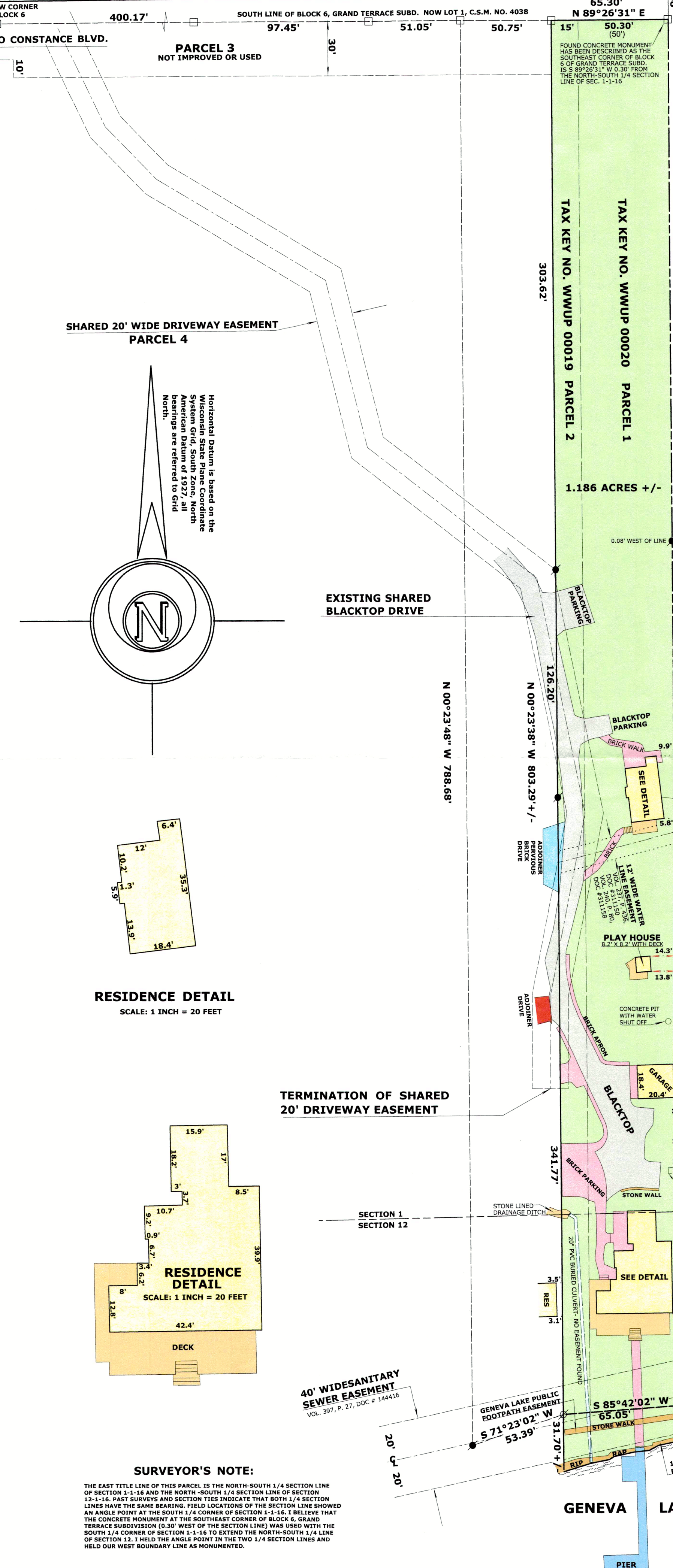
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REVISED MARCH 10, 2023 TO
SHOW ALTERED IMPROVEMENTS

DATE: MAY 19, 2009 JOB NO. 09.502

011-3211



RESIDENCE DETAIL
SCALE: 1 INCH = 20 FEET

RESIDENCE DETAIL
SCALE: 1 INCH = 20 FEET

SURVEYOR'S NOTE:

THE EAST TITLE LINE OF THIS PARCEL IS THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 1-1-16 AND THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 12-1-16. PAST SURVEYS AND SECTION TIES INDICATE THAT BOTH 1/4 SECTION LINES HAVE THE SAME BEARING. FIELD LOCATIONS OF THE SECTION LINE SHOWED AN ANGLE POINT AT THE SOUTH 1/4 CORNER OF SECTION 1-1-16. I BELIEVE THAT THE CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF BLOCK 6, GRAND TERRACE SUBDIVISION (0.30' WEST OF THE SECTION LINE) WAS USED WITH THE SOUTH 1/4 CORNER OF SECTION 1-1-16 TO EXTEND THE NORTH-SOUTH 1/4 LINE OF SECTION 12. I HELD THE ANGLE POINT IN THE TWO 1/4 SECTION LINES AND HELD OUR WEST BOUNDARY LINE AS MONUMENTED.

40' WIDESANITARY
SEWER EASEMENT
VOL. 397, P. 27, DOC # 144416

GENEVA LAKE PUBLIC
FOOTPATH EASEMENT
S 71°23'02" W
53.39'

GENEVA LAKE

LAKE

PIER

WWUP-19 WWUP-20