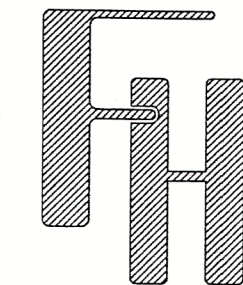


PLAT OF SURVEY



PLAT OF SURVEY
W5868 BRICK CHURCH ROAD, WALWORTH, WISCONSIN
220 DEWEY AVENUE, FONTANA, WISCONSIN

WORK ORDERED BY -
DEBORAH FISCHER
N795 SPRING CREEK ROAD
GENOA CITY, WI 53128

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS

PROJECT NO.
7883.18
DATE
10/04/2023
SHEET NO.
1 OF 1

PARCEL 1:
Parcel A:
Part of the Northeast 1/4 of Section 15, Town 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin, described as follows: Beginning at a point located South 86 deg. 38' East, 456.00 feet from the middle Quarter Section corner of said Section 15; thence North 00 deg. 22' 15" West, 226.51 feet; thence South 89 deg. 37' 50" East, 288.92 feet; thence South 00 deg. 08' 48" East, 226.50 feet; thence North 89 deg. 37' 50" West, 288.04 feet to the point of beginning.

Parcel B:
Together with an easement or right of way as contained in Easement Agreement dated April 30, 2004 and recorded May 6, 2004 as Document No. 602331.

Tax Key No. E W 1500033

Address: W5868 Brick Church Road, Walworth, WI 53184

PARCEL 2:
Parcel A:
Part of the Northeast 1/4 of Section 15, Town 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin, described as follows: Beginning at an iron pipe stake being located North 00 deg. 22' West, 283 feet from a point South 86 deg. 38' East, 456.00 feet from the middle Quarter Section corner of said Section 15; thence North 00 deg. 22' West, 439.12 feet to an iron pipe stake; thence South 82 deg. 11' 13" East, 283.87 feet to a concrete monument; thence South 01 deg. 30' 29" East, 407.68 feet to a concrete monument; thence South 00 deg. 08' 48" East, 51.47 feet; thence North 89 deg. 37' 50" West, 288.92 feet; thence North 00 deg. 22' 15" West, 56.62 feet to the point of beginning.

Parcel B:
Together with an easement or right of way as contained in Easement Agreement dated April 30, 2004 and recorded May 6, 2004 as Document No. 602331.

Tax Key No. E W 1500035

PARCEL 3:
A parcel of land located in the Southwest Quarter of the Northeast Quarter of Section 15, Township 1 North, Range 16 East, AND Outlot 18 of the Assessor's Plat No. 1 of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 88 deg. 38' West along the East-West Quarter section line 314.00 feet to the place of beginning; thence continue along said line 34.13 (previously described as 31.93 feet) to a point located 974.50 feet South 88 deg. 38' East of the center quarter section corner of said Section 15; thence North 10 deg. 44' West 289.52 feet; thence North 88 deg. 38' West 177.00 feet; thence North 01 deg. 33' West 407.82 feet, (previously described as 407.72 feet); thence South 82 deg. 10' East 96.25 feet; thence North 20 deg. 06' East 38.94 feet; thence South 72 deg. 15' East 345.70 feet (previously described as South 72 deg. 05' East 347.18 feet) thence South 00 deg. 48' 25" East 193.97 feet (previously described as South 00 deg. 42' East 193.97 feet); thence South 35 deg. 23' 30" West along the westerly line of Certified Survey Map No. 1358, 286.80 feet; (previously described as South 36 deg. 06' West 288.28 feet); thence South 00 deg. 22' East 187.45 feet to the Southwest corner of Certified Survey No. 1358 and the place of beginning.

Tax Key Nos.: STFV 00027 and E W 1500037

Address: 220 Dewey Avenue, Fontana, WI 53125

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER WA-22693 DATED 8/28/2023

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ✱ = SET IRON REBAR STAKE
 - ⊕ = UTILITY POLE LOCATED
 - OH — = OVERHEAD WIRES
 - ⊠ = TELEPHONE BOX LOCATED
 - {XXX} = RECORDED AS

NOTE: THE LEGAL DESCRIPTION FOR PARCEL 3, PRESUMABLY C.S.M. 1358, APPARENTLY ASSessor's PLAT NO. 1 OF THE VILLAGE OF FONTANA-ON-GENEVA LAKE, AND POSSIBLY OTHER MAPS OF RECORD APPEAR TO REFERENCE A SECTION LINE THAT DOES NOT AGREE WITH THE SECTION LINE SHOWN HEREON. THE SECTION LINE SHOWN HEREON SEEMS TO AGREE WITH A PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 6/15/2000, ON WHICH THE SECTION LINE, AS MONUMENTED, WAS ACTUALLY LOCATED AND MAPPED.

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.

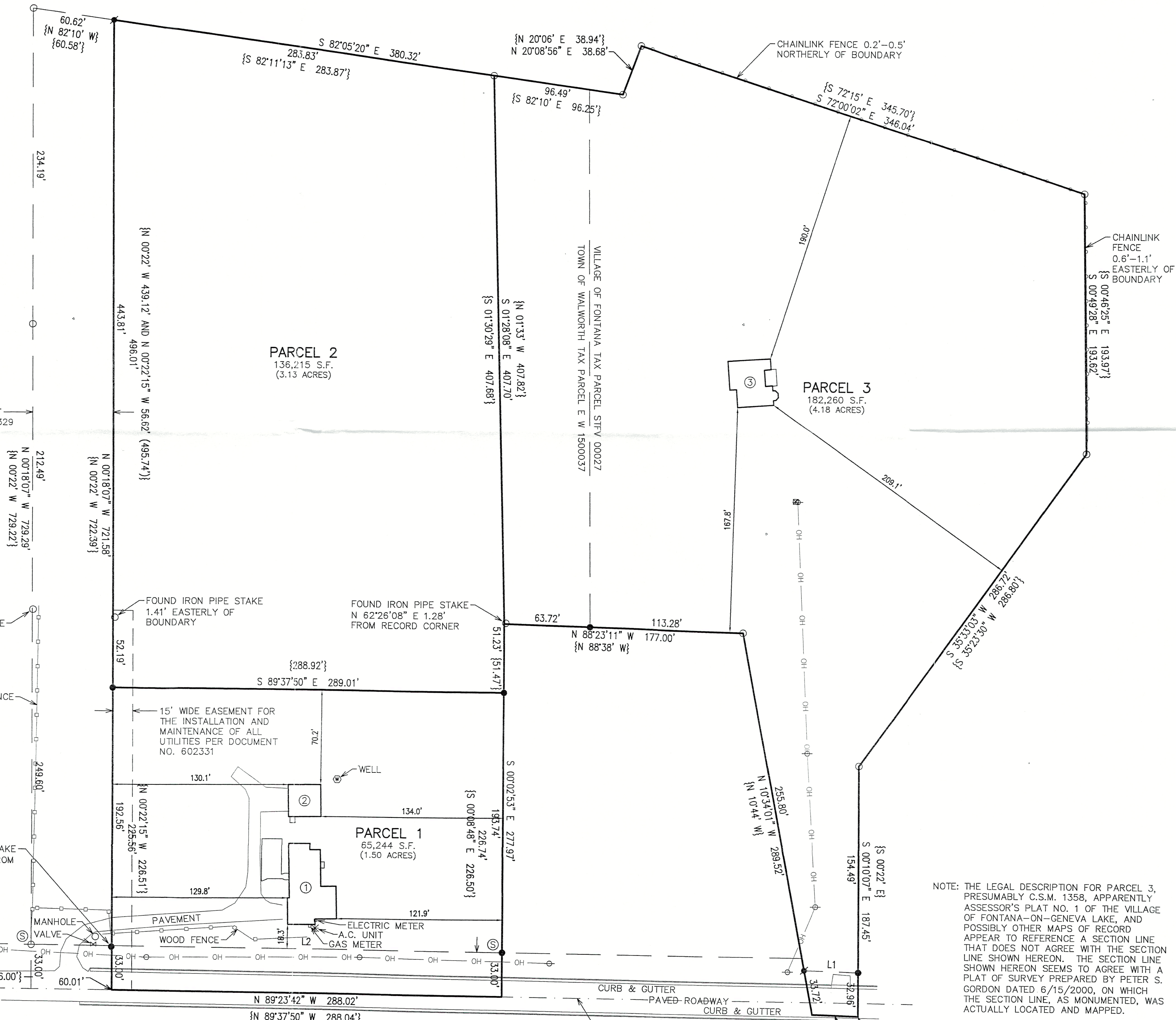
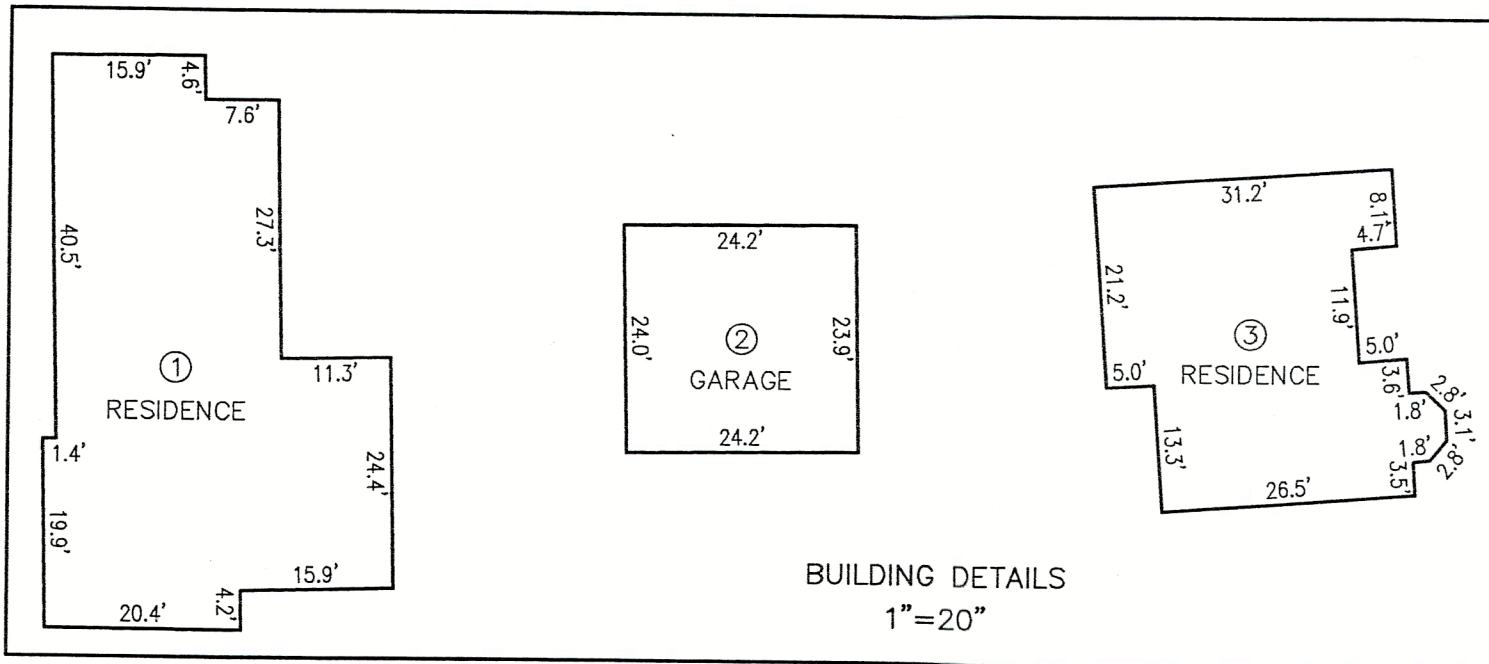
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, 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: 10/4/2023

CHRISTOPHER A. HODGES
S-2760
ELKHORN, WIS.
LAND SURVEYOR



116-1155



LINE	BEARING	DISTANCE
L1	N 88°13'28" W	40.27'
L2	N 89°23'42" W	288.17'

EW15-33 EW15-35 EW15-37 STFV-27