

# PLAT OF SURVEY PART OF LOTS 1, 2 & 3 OF ROBERTS' SUBDIVISION

LOCATED IN PART OF THE NE 1/4  
OF SECTION 11, TOWN 1 NORTH, RANGE 16 EAST,  
TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN

## LEGAL DESCRIPTION:

A parcel of land located in Lots 1, 2 and 3 of Roberts Subdivision located in Section 11, T1N, R16E, Town of Walworth, Walworth County, Wisconsin, described as follows, to-wit: Commencing in the centerline of the public road at the most Northerly corner of said Lot 1; thence S 35° 53' E along the Northeast line of said Lot 1, 453.63 feet to the point of beginning; thence continue S 35° 53' E along the Northeast line of said Lot 1, 250.00 feet to the centerline of the private roadway running across said Roberts Subdivision; thence S 28° 39' W along the centerline of said roadway 109.95 feet to the Southwesterly line of said Lot 2; thence N 35° 53' W along the Southwesterly line of said Lot 2, 259.00 feet; thence N 28° 39' E, 109.85 feet to the point of beginning.

ALSO, an undivided 1/2 interest in and to the Northeast 15 feet of Lot 3 in said Roberts Subdivision, lying between the centerline of the private roadway running across said Roberts Subdivision and the shore of Geneva Lake; together with an easement over said 15 feet for the purpose of access to and from Geneva Lake as reserved in deed from William J. Fetzler et ux to William W. Galaty et ux recorded April 9, 1979 in Volume 230 of Records, Page 308 as Document No. 45350. (Said easement being reserved from the other 1/2 interest in said 15-foot strip conveyed to Galaty by said deed.)

TAX ID: ERB 00001A

CL N. LAKE SHORE DRIVE  
MOST NE CORNER OF LOT 1  
OF ROBERTS' SUBDIVISION

PT. LOT 2 PT. LOT 1

PRIVATE ROAD AS  
PAVED TO N. LAKE  
SHORE DRIVE

25,220 S.F.  
0.58 AC.

EXISTING  
EDGE OF  
PAVEMENT

## LEGEND

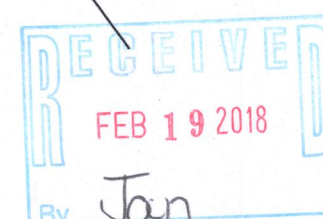
- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- ▣ = FOUND CONCRETE COUNTY MONUMENT
- △ = FOUND NAIL
- (XXX) = RECORDED AS

LINE	BEARING	DISTANCE
L1	S 35°51'46" W	0.65'
L2	N 42°11'40" E	15.26'

FOUND IRON PIPE STAKE  
0.25' WEST OF PROPERTY LINE

WALK 1.25' SW OF LINE

PARCEL RESERVED FOR ACCESS  
TO LAKE GENEVA AS DESCRIBED  
IN DOC. NO. 469264



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: JULY 1, 2009

12/13/2017 - RESURVEYED

BRIAN M. CARLSON P.L.S. 2039

WORK ORDERED BY -  
KEEFE REAL ESTATE  
P.O. BOX 460  
LAKE GENEVA, WI 53147

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  
12/13/2017 - LB  
SURVEY

PROJECT NO.  
7911.17  
DATE:  
06/19/2009  
SHEET NO.  
1 OF 1

MAP SCALE IN FEET - ORIGINAL 1"=40'