PLAT OF SURVEY

PART OF LOT 1 OF THE FOLLY &
PART OF LOT 1 OF BONNIE BRAE, A SUBDIVISION

LOCATED IN PART OF THE SW 1/4 OF THE NW 1/4 & THE NW 1/4 OF THE SW 1/4
SECTION 3, TOWN 1 NORTH, RANGE 17 EAST
WALWORTH COUNTY, WISCONSIN

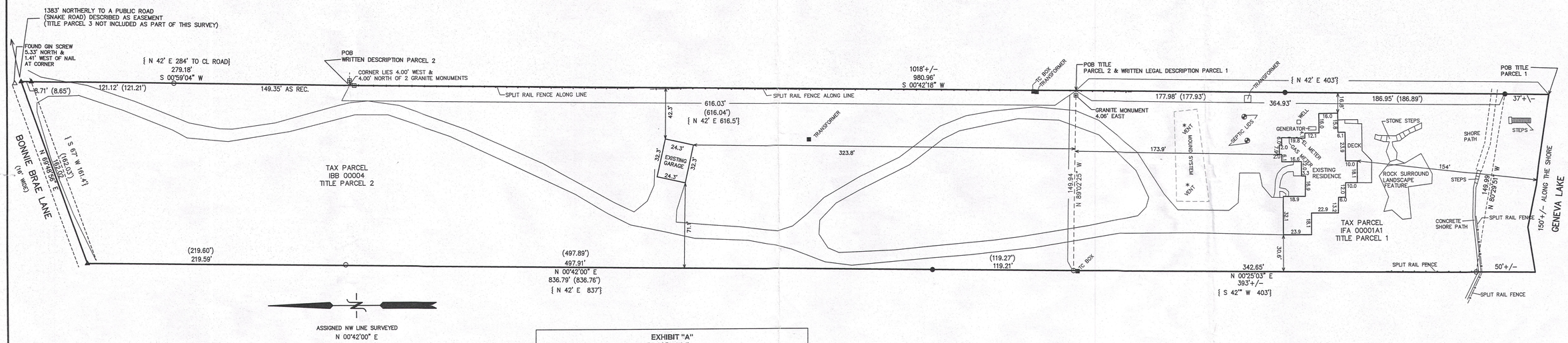

EXHIBIT "A"
Legal Description

PARCEL 1: A part of Lot 1 of The Folly, a subdivision of a part of Section 3, T1N, R17E, described as follows, to-wit: Commencing at a point 38 feet South of a barre granite monument, being the shore line of Lake Geneva, also being 359 feet East of the West line of The Folly Subdivision; thence North 42° East, 403 feet to a point 4 feet East and 4 feet South of two barre granite monuments; thence North 89° 50' West 150 feet; thence South 42° West, 403 feet to the shore line of Lake Geneva; thence East along the shore line of Lake Geneva, 150 feet to the point of beginning.

Tax Key No.: IF 00001A1

PARCEL 2: That part of Lot 1 in Bonnie Brae, a subdivision of parts of Sections 3 and 4 in T1N, R17E and described as follows: Beginning at a point 4 feet East and 4 feet South of two barre granite monuments; thence North 42° East on the East line of said Lot 1, 616.5 feet to a point 4 feet North and 4 feet West of two barre granite monuments; thence North 42° East 284 feet to a 3/4 inch iron pipe on the centerline of road; thence South 67° West, 161.4 feet to a 3/4 inch iron pipe on the centerline of road; thence South 42° West 837 feet to the Southline of said lot; thence South 89° 50' East, 150 feet to the point of beginning.

Tax Key No.: IBB 00004

PARCEL 3: Together with a perpetual right of ingress and egress to and from the real estate hereinbefore described, to and from the public highway over and across the real estate hereinafter described, to the real estate hereinbefore described for foot travel, for animals and vehicles and for use in common with other property owners in Bonnie Brae Subdivision over and across the following described rail estate, to-wit: Beginning at a point 22.5 feet West of the East line of Lot 2, being the centerline of a 45 foot road, and on the North line of Lot 2, and being the South line of public highway; thence South on the centerline of road and centerline of Lot 2, 730 feet to a 3/4 inch iron pipe; thence continuing South 61 feet to the Southerly line of Lot 2; being the ending of the 45 foot roadway and being the beginning of a 16 foot roadway; thence South 3° West, 152 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 22° West, 88.5 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 42° 15' West, 83 feet to a 3/4 inch iron pipe on the centerline of a 16 foot roadway; thence South 55° 45' West, 86 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road; thence South 67° West 161.4 feet to a 3/4 inch iron pipe on the centerline of a 16 foot road.

THE ABOVE LEGAL DESCRIPTIONS FROM TITLE
DO NOT CONFORM WITH TODAYS STANDARDS

THE DESCRIPTION BELOW DESCRIBES THE ABOVE PARCELS 1 AND 2
TO CURRENT STANDARDS BASED UPON THIS SURVEY:

PARCEL 1

A PART OF LOT 1 OF THE FOLLY, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY WISCONSIN DESCRIBED AS COMMENCING AT A POINT LOCATED 4 FEET WEST AND 4 FEET NORTH OF 2 GRANITE MONUMENTS; THENCE S 00DEG 42MIN 18SEC E, 616.03 FEET TO A POINT 4.06 EAST OF A GRANITE MONUMENT AND THE POINT OF BEGINNING; THENCE N 89DEG 02MIN 35SEC W, 149.94 FEET TO AN IRON PIPE STAKE; THENCE S 00DEG 25MIN 03SEC W, 342.65 FEET TO AN IRON PIPE STAKE LOCATED 50 FEET NORTH OF THE SHORE OF GENEVA LAKE AND THE BEGINNING OF A MEANDER LINE; THENCE S 80DEG 29MIN 51SEC E, 149.99 FEET TO AN IRON REBAR STAKE LOCATED 37 FEET NORTH OF THE SHORE OF GENEVA LAKE AND THE END OF SAID MEANDER LINE; THENCE N 00DEG 42MIN 18SEC E, 364.93 FEET TO THE POINT OF BEGINNING. INCLUDING ALL LANDS BETWEEN THE AFORESAID MEANDER LINE AND THE SHORE OF GENEVA LAKE. CONTAINING 1.33 ACRES OF LAND MORE OR LESS.

PARCEL 1

A PART OF LOT 1 OF LOT 1 OF BONNIE BRAE, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY WISCONSIN DESCRIBED AS BEGINNING AT A POINT LOCATED 4 FEET WEST AND 4 FEET NORTH OF 2 GRANITE MONUMENTS; THENCE S 00DEG 42MIN 18SEC E, 616.03 FEET TO A POINT 4.06 EAST OF A GRANITE MONUMENT; THENCE N 89DEG 02MIN 35SEC W, 149.94 FEET TO AN IRON PIPE STAKE; THENCE N 00DEG 42MIN 00SEC E, 836.79 FEET TO A NAIL IN THE CENTER OF A SIXTEEN FOOT WIDE ACCESS EASEMENT KNOWN AS BONNIE BRAE LANE; THENCE N 89DEG 48MIN 56SEC E, 162.02 FEET TO A NAIL IN PAVEMENT; THENCE S 00DEG 59MIN 04SEC W, 279.18 FEET TO THE POINT OF BEGINNING. CONTAINING 2.99 ACRES OF LAND MORE OR LESS.

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ⊞ = FOUND GRANITE MONUMENT
- △ = FOUND LOOSE GIN SCREW
- ▲ = FOUND MAG NAIL
- (XXX) = RECORDED AS ON PRIOR SURVEYS
- {XXX} = RECORDED AS TITLE LEGAL DESCRIPTION

TOTAL AREA LANDS SURVEYED
188,620 S.F. 4.33 ACRES

SITE ADDRESS: 2308 BONNIE BRAE LANE

100 90 80 70 60 50 40 30 20 10 0 50 100
MAP SCALE IN FEET ORIGINAL 1" = 40'

WORK ORDERED BY:
KEEFE REAL ESTATE
PO BOX 460
LAKE GENEVA, WI. 53147

RECEIVED
MAR 27 2015
By

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: MARCH 20, 2015

PETER S. GORDON P.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

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

PROJECT NO. 9241
DATE 03-20-2015
SHEET NO. 1 OF 1

MAR 20 2015

3/20/2015 X:\Projects\9241\DCAD\SURVEY

IBB-4
IF-1A1

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