

LOTS 22, 22, 23 AND 24 AND 2 EASEMENTS
FOR INGRESS AND EGRESS AND A LOT LINE
ADJUSTMENT OVER LOT 22 OF ROWENA PARK
SUBDIVISION, LOCATED IN SECTION 5, TOWN
1 NORTH, RANGE 17 EAST, TOWN OF LINN,
WALWORTH COUNTY, WISCONSIN.

SCALE 1"= 30 FEET

AN EASEMENT FOR INGRESS AND EGRESS THIRTY FEET IN WIDTH OVER PART OF LOTS 18, 19, 20 AND 24 OF ROMENA PARK SUBDIVISION, AS RECORDED IN VOLUME 5 OF WALWORTH COUNTY PLATS AS PAGE 1055 AS DOCUMENT NO. 132133, AND ALSO OVER LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1650 AS RECORDED IN VOL. 7 OF CERTIFIED SURVEY MAPS AS PAGES 353-354 AS DOCUMENT NO. 156449 AND ALSO LOT 1 OF CERTIFIED SURVEY MAP NO. 1650 AS RECORDED IN VOL. 7 OF CERTIFIED SURVEY MAPS AS PAGES 350 - 352 AS DOCUMENT NO. 156448, LOCATED IN SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND IRON PIPE WHICH MARKS THE NORTHEAST CORNER OF SAID LOT 24; THENCE S 84°29'00" W ALONG THE NORTH LINE OF SAID LOT 24 AND THE SOUTHERLY LINE OF SAID LOT 26 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 31°45'13" E ALONG SAID CENTERLINE 55.26 FEET; THENCE S 26°47'02" E ALONG SAID CENTERLINE 81.16 FEET; THENCE S 5°34'55" E ALONG SAID CENTERLINE 77.59 FEET; THENCE S 12°36'52" W ALONG SAID CENTERLINE 125.71; THENCE S 38°06'01" W ALONG SAID CENTERLINE 34.06 FEET; THENCE S 59°05'29" W ALONG SAID CENTERLINE 109.99 FEET; THENCE S 12°36'52" E ALONG SAID CENTERLINE 125.71 FEET TO THE POINT IN THE EASTERLY LINE OF LOT 21 EXTENDED AND TO THE POINT OF TERMINATION OF SAID EASEMENT.

AN EASEMENT FOR INGRESS AND EGRESS THIRTY FEET IN WIDTH OVER PART OF LOTS 21, 22 AND 24 OF ROWENA PARK SUBDIVISION, AS RECORDED IN VOLUME 5 OF WALWORTH COUNTY PLATS AS PAGE 105 AS DOCUMENT NO. 1321333, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1650 AS RECORDED IN VOL. 7 OF CERTIFIED SURVEY MAPS AS PAGES 353- 355 AS DOCUMENT NO. 156419, LOCATED IN SECTION 5, TOWN 1 NORTH, RANGE 17, RANGE 17E, LINN COUNTY, WISCONSIN, THE EASEMENT IS HEREBY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND IRON PIPE WHICH MARKS THE NORTHEAST CORNER OF SAID LOT 24; THENCE S 84°29'00" W ALONG THE NORTH LINE OF SAID LOT 24 AND THE SOUTHERLY LINE OF SHELTON ROAD 26.19 FEET TO THE CENTERLINE OF AN EXISTING THIRTY FOOT WIDE EASEMENT FOR INGRESS AND EGRESS; THENCE S 31°45'13" E ALONG SAID CENTERLINE 55.28 FEET; THENCE S 26°47'02" E ALONG SAID CENTERLINE 81.16 FEET; THENCE S 5°34'55" E ALONG SAID CENTERLINE 78.95 FEET; THENCE S 31°34'18" W ALONG SAID CENTERLINE 125.71; THENCE S 39°06'00" W ALONG SAID CENTERLINE 34.26 FEET; THENCE S 55°05'29" W ALONG SAID CENTERLINE 40.29 FEET; THENCE S 34°34'18" W ALONG SAID CENTERLINE 1.98 FEET TO A POINT IN THE EASTERLY LINE OF LOT 21 EXTENDED AND TO THE POINT OF BEGINNING; THENCE S 34°34'18" W ALONG SAID CENTERLINE 42.72 FEET; THENCE S 22°29'51" W ALONG SAID CENTERLINE 93.46 FEET TO A POINT IN THE WESTERLY LINE OF LOT 22; THE LINE ADJACENT OF LOT 22, AND THE POINT OF TERMINATION OF SAID CENTERLINE.

PARTION OF LOT 22 AND VACATED RIGHT-OF-WAY OF ROWENA PARK SUBDIVISION, AS RECORDED IN VOLUME 5 OF MALWORTH COUNTY PLATS AS PAGE 105 AS DOCUMENT NO. 132133, LOCATED IN SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, MALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE S 12°57'45" E ALONG THE EASTERLY LINE OF SAID LOT 22, 400.83 TO A FOUND IRON ROD ON A MEANDER LINE, SAID IRON ROD BEING N 12°57'45" W 20.25 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE S 66°55' W ALONG SAID MEANDER LINE 15.36 FEET TO A SET IRON ROD, SAID IRON ROD BEING N 14°36'58" W 20.16 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE N 14°36'58" W 407.05 FEET TO A SET IRON ROD IN THE NORTHERLY LINE OF SAID LOT 22; THENCE CONTINUE N 14°36'58" W 100 FEET TO A POINT IN THE CENTERLINE OF SAID VACATED RIGHT-OF-WAY; THENCE N 84°09'00" E ALONG SAID CENTERLINE 27.92 FEET; THENCE S 12°57'45" E ALONG THE EASTERLY LINE OF LOT 22 EXTENDED 15.14 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS A LOT LINE ADJUSTMENT BETWEEN ADJOINING OWNERS OF LAND AND CONTAINS 0.21 ACRES OF LAND MORE OR LESS, SAID PARCEL INCLUDES ALL THE LAND BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SHORE OF GENEVA LAKE.

SCALE: 1"=30 FEET

LOT 23
0.95 ACRES

0.51 ACRES
REMAINDER

LOT 21
0.76 ACRES

LOT LINE ADJUSTMENT

L A K E

G E N E V A

- RIPARIAN ZONE LINE AS DETERMINED
BY KNITTER METHOD BY SURVEY TO
WEST

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 12°57'45" E | 16.25 |
| L2 | S 12°57'45" E | 4.00 |
| L3 | S 18°21'05" E | 14.52 |
| L4 | S 27°19'31" E | 3.00 |

RECEIVED 7/27/72
10/20/72
10/30/72
4/30/72

WISCONSIN
DEPARTMENT OF
NATURAL RESOURCES
DIVISION OF
FISH AND WILDLIFE
MADISON, WIS.

 KENNETH B. ABERNATHY, JR.
 WISCONSIN REGISTERED LAND SURVEYOR
 S-1594
 Date: 7/13/92 Job No. 92.603

IRP-17

117-1274