



PLAT OF SURVEY

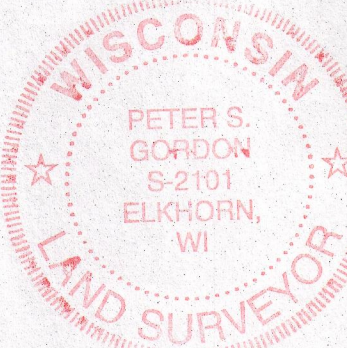
PART OF THE NW 1/4 OF THE SW 1/4 SECTION 3
TOWN 1 NORTH, RANGE 17 EAST
WALWORTH COUNTY, WISCONSIN

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: OCTOBER 7, 2014

PETER S. GORDON



NOTE: TITLE PROVIDED INCLUDES DUPLICATION OF LEGAL DESCRIPTIONS AS NOTED.

place of beginning, which point is located on the Southerly line of a 20 foot right-of-way; thence Northeastly along the Southerly line of said right-of-way 35.56 feet to an iron pipe; thence South 0° 42' West 259.55 feet to an iron pipe; thence South 88° 51' East 32.04 feet; thence South 88° 11' East 46.50 feet to an iron pipe; thence South 0° 42' West 653.99 feet to the shore of Geneva Lake; thence Westerly along the shore 101 feet more or less to a point that is located 100 feet West (measured at right angles) from the last described course; thence North 0° 42' East 921.74 feet to the place of beginning.

Also an easement described as follows:
Commencing at an iron stake located at the West 1/4 corner of Section 3, T1N, R17E, of the 4th P.M.; run thence South on the West line of Section 3, 80.30 feet to a point; thence South 88° 51' East 715.50 feet to a point; thence South 0° 42' West 191.25 feet to a point; said point marks the place of beginning for the center line of an easement 20 feet wide hereinafter described; thence North 62° 08' East 19.50 feet to a point; thence on an arc lying on the Southerly side of a chord 39.981 feet long bearing North 60° 23' East, radius 554.61 feet; thence North 58° 38' East 20 feet; thence on an arc lying on the Southerly side of a chord 24.832 feet long more or less bearing North 53° 23' East to the beginning of the right-of-way; thence continue 15 feet more or less on said chord bearing North 53° 23' East, radius 217.66 feet; thence on an arc lying on the Southerly side of a chord 39.949 feet bearing North 45° 14' East radius 394.81 feet; thence on an arc lying on the Northerly side of a chord 37.405 feet long bearing North 63° 05' East radius 52.789 feet; thence North 83° 50' East 20 feet; thence on an arc lying on the Southerly side of a chord 39.259 feet long bearing North 72° 47' East radius 102.49 feet; thence North 61° 45' East 40 feet; thence on an arc lying on the Easterly side of a chord 75.34 feet long bearing North 42° 06' East, radius 112.03 feet; thence North 22° 27' East 45 feet; thence on an arc lying on the Easterly side of a chord 134.72 feet long bearing North 38° 13' 30' East, radius 247.79 feet; thence on an arc lying on the Easterly side of a chord 98.459 feet long bearing North 38° 51' 30' East, radius 188.47 feet; thence North 23° 43' East 83.35 feet; thence on an arc lying on the Easterly side of a chord 98.406 feet long bearing North 17° 28' East radius 456.55 feet; thence North 11° 13' East 31.75 feet; thence on an arc lying on the Easterly side of a chord 104.85 feet long bearing North 21° 01' East radius 307.99 feet; thence on an arc lying on the Easterly side of a chord 38.635 feet long bearing North 15° 48' 30' East, radius 74.597 feet, said point being the end of said easement and said point being North 89° 12' West 21.25 feet from an iron stake located at the Northeast corner of Lot 1 of "The Folly", said easement to be 20 feet wide.

Also an easement described as follows:
The Easterly 50 feet of Lot 3 "Bonnie Brae" a subdivision of parts of Section 3 and 4 in T1N, R17E, according to the plat of said subdivision recorded in the office of the Register of Deeds for said Walworth County.

Tax Key No.: 1F 00004A

PARCEL 1: A parcel of land located in Section 3, T1N, R17E, Town of Lino, Walworth County, Wisconsin, being a part of Lot 1, The Folly Subdivision, more particularly described as follows:
Commencing at the Northeast corner of Lot 1, The Folly Subdivision; thence North 88° 45' West along the North line of said Lot 1, 376.23 feet; thence South 00° 40' East 579 feet; thence North 88° 51' West 130 feet; thence South 00° 42' West 140.71 feet to the point of beginning, which point is located on the Southerly line of a 20 foot right-of-way; thence North 43° 11' 34' East along the Southerly line of said right-of-way 35.56 feet; thence South 00° 40' East 57 feet; thence South 88° 11' East 46.50 feet; thence South 88° 10' 45' East 46.52 feet; thence South 00° 41' 39' West 681.97 feet to the shore of Lake Geneva; thence Westerly along the shore 101 feet more or less to a point that is located 100 feet West (measured at right angles) from the last described course; thence North 00° 42' East 917.22 feet to the point of beginning.

PARCEL 2: A non-exclusive easement for ingress and egress described as follows:
Commencing at an iron stake located at the West 1/4 corner of Section 3, T1N, R17E, of the 4th P.M.; run thence South on the West line of Section 3, 80.30 feet to a point; thence South 88° 51' East 715.50 feet to a point; thence South 0° 42' West 191.25 feet to a point; said point marks the place of beginning for the center line of an easement 20 feet wide hereinafter described; thence North 62° 08' East 19.50 feet to a point; thence on an arc lying on the Southerly side of a chord 39.981 feet long bearing North 60° 23' East, radius 554.61 feet; thence North 58° 38' East 20 feet; thence on an arc lying on the Southerly side of a chord 24.832 feet long more or less bearing North 53° 23' East to the beginning of the right-of-way; thence continue 15 feet more or less on said chord bearing North 53° 23' East, radius 217.66 feet; thence on an arc lying on the Southerly side of a chord 39.949 feet bearing North 45° 14' East radius 394.81 feet; thence on an arc lying on the Northerly side of a chord 37.405 feet long bearing North 63° 05' East radius 52.789 feet; thence North 83° 50' East 20 feet; thence on an arc lying on the Southerly side of a chord 39.259 feet long bearing North 72° 47' East radius 102.49 feet; thence North 61° 45' East 40 feet; thence on an arc lying on the Easterly side of a chord 75.34 feet long bearing North 42° 06' East, radius 112.03 feet; thence North 22° 27' East 45 feet; thence on an arc lying on the Easterly side of a chord 134.72 feet long bearing North 38° 13' 30' East, radius 247.79 feet; thence on an arc lying on the Easterly side of a chord 98.459 feet long bearing North 38° 51' 30' East, radius 188.47 feet; thence North 23° 43' East 83.35 feet; thence on an arc lying on the Easterly side of a chord 98.406 feet long bearing North 17° 28' East radius 456.55 feet; thence North 11° 13' East 31.75 feet; thence on an arc lying on the Easterly side of a chord 104.85 feet long bearing North 21° 01' East radius 307.99 feet; thence on an arc lying on the Easterly side of a chord 38.635 feet long bearing North 15° 48' 30' East, radius 74.597 feet, said point being the end of said easement and said point being North 89° 12' West 21.25 feet from an iron stake located at the Northeast corner of Lot 1 of "The Folly", said easement to be 20 feet wide.

PARCEL 3: A non-exclusive easement for ingress and egress described as follows:
The Easterly 50 feet of Lot 3 "Bonnie Brae" a subdivision of parts of Section 3 and 4 in T1N, R17E, according to the plat of said subdivision recorded in the office of the Register of Deeds for said Walworth County.

Said parcel was formerly described as:
A parcel of land located in Section 3, T1N, R17E, Town of Lino, Walworth County, Wisconsin described as follows, to-wit: Commencing at the Northeast corner of Lot 1 of The Folly Subdivision; thence North 88° 45' West along the North line of said Lot 1 to a point that is 200 feet West at right angles from the East line of said Lot 1; thence continue North 88° 45' West 170.25 feet to a point; thence South 0° 40' East 579 feet to a point; thence North 88° 51' West 130 feet to a point; thence South 0° 42' West 140.71 feet to the

PARCEL 1

PARCEL 2

PARCEL 3

TITLE ACCESS PARCELS

WORK ORDERED BY:
DENNIS & CAROL MARKOS
PO BOX 5507
MADISON, WI. 53705

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
8836.14
DATE:
10-02-2014
SHEET NO.
1 OF 1

ASSIGNED WEST LINE PARCEL SURVEYED
N 00°54'04" E

N 87°58'54" W 46.54'
N 88°10'45" W 46.52'
N 88°11' W 46.50'

GAS LINE EASEMENT
16' WIDE REC AS
DOC. 609908

74,245 S.F. (1.70 AC.)
211.66' [211.68']

N 00°54'26" W 637.77'
N 00°41'39" E 686.50'
N 00°42' E 683.99'

150' SETBACK LINE FROM SHORE
PER DOC. 521867

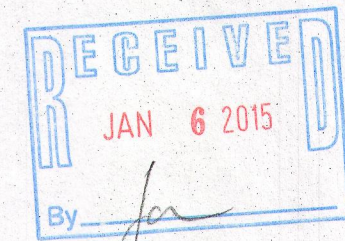
MAP SCALE IN FEET ORIGINAL 1" = 60'

LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
■ = FOUND CONCRETE MONUMENT
(xxx) = RECORDED AS

20' WIDE INGRESS & EGRESS EASEMENT
VOL. 237 PG. 275 &

TITLE PARCEL 2
20' INGRESS & EGRESS EASEMENT
ALSO REC. AS EASEMENT IN DOC. 611993

TITLE PARCEL 3
ALSO REC. AS EASEMENT IN DOC. 611993



IF-4A 117-3735

OCT 07 2014

10/7/2014 X:\Projects\8836\DCAD\2014-title