

# FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING

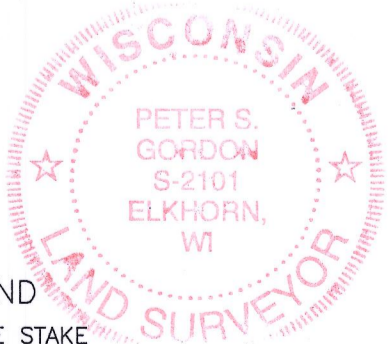
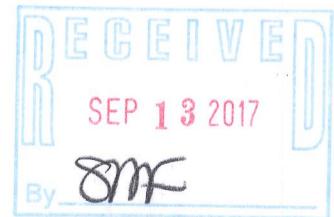
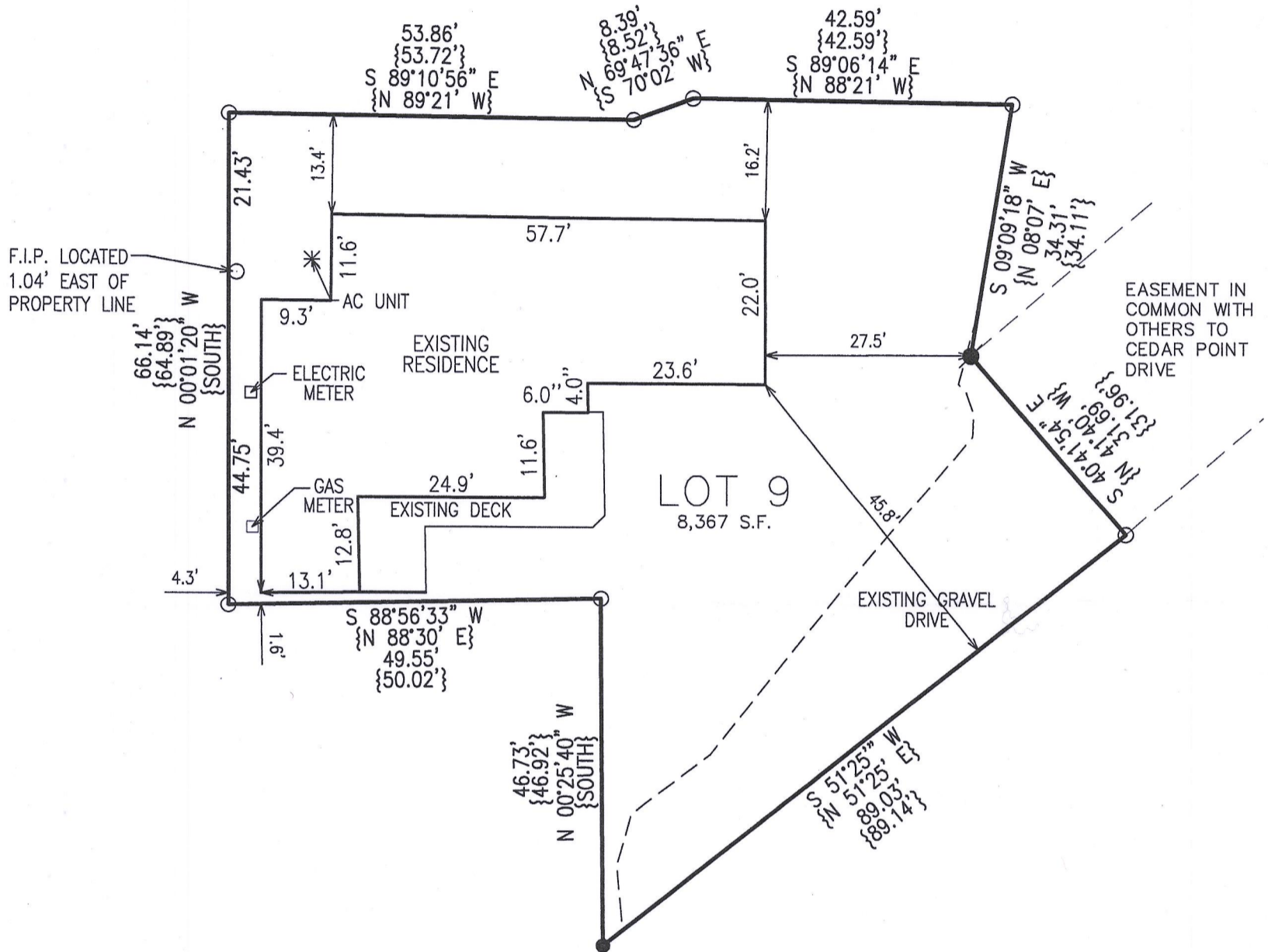
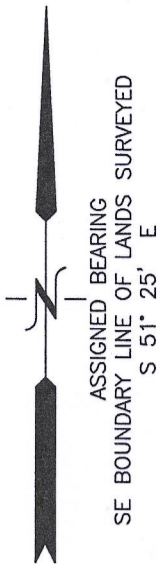
7 RIDGWAY COURT — P.O. BOX 437 — ELKHORN, WISCONSIN 53121

PHONE: (262) 723-2098 FAX: (262) 723-5886

## PLAT OF SURVEY

PART OF LOT 9 OF CEDAR POINT SUBDIVISION  
LOCATED IN THE SW 1/4 OF THE NW 1/4,  
SECTION 28, TOWN 2 NORTH, RANGE 16 EAST  
WALWORTH COUNTY, WI

— WORK ORDERED BY —  
JOE FENTON  
1641 CEDAR POINT  
DELAVER, WI, 53115



### LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- = FOUND CONCRETE COUNTY MONUMENT
- ⊙ = SET IRON REBAR STAKE
- {XXX} = RECORDED AS

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 AND ITS EXTERIOR BOUNDARIES. 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: AUGUST 23, 2017

PETER S. GORDON P.L.S. 2101

PROJECT: 9823  
DATE: 08/23/2017  
SHEET 1 OF 2

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440374		VOL. 670 PAGE 4055	
STATE BAR OF WISCONSIN FORM 1 - 1998 WARRANTY DEED		RECORDED IN VOL. 670 PAGE 4055 '00 APR 4 AM 11 24 CONNIE J. WOOLVER REGISTERED CLERK WALWORTH COUNTY, WI	
Document Number		Recording Area	
This Deed, made between <u>Thomas R. Mohr &amp; Christine Mohr, his wife</u> Grantor, and <u>William L. Balsley &amp; Donna M. Balsley, as joint tenants</u> Grantee.		Name and Return Address SECURITY TITLE COMPANY 25 NORTH WISCONSIN ST ELKHORN, WISCONSIN 53121 12.00	
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in <u>Walworth</u> County, State of Wisconsin (the "Property"): Four Parcels of Land All Being Located in Lot 9 of Cedar Point Subdivision, Which Subdivision is Located in the NE fractional 1/4 of Section 28 T 2 N, R 16 E Described as Follows to Wit: PARCEL 1. Commencing at the Southwest Corner of Lot 10 of said subdivision; thence South 0 degrees 9 minutes West along the West line of said Lot 9; 136.8 feet; thence South 89 degrees 54 minutes East 120 feet; thence South 159.63 feet to the Place of Beginning; thence South 55.41 feet; thence North 88 degrees 30 minutes East 50.02 feet; thence North 68 degrees 38 minutes East 20.71 feet; thence North 49 degrees 31 minutes East 38.90 feet; thence North 60 degrees 40 minutes West 38.86 feet; thence North 88 degrees West 65.06 feet to the Place of Beginning. Parcels II, III, & IV Continued on Attached Page: Together with all appurtenant rights, title and interests. Grantor warrants that the title to the Property is good, indefensible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, restrictions, conditions, easements of record for utility and municipal services and general real estate taxes for the year 2000 and subsequent years. Dated this <u>1st</u> day of <u>April</u> , 2000 <u>Christine Mohr</u> * Christine Mohr <u>Thomas R. Mohr</u> * Thomas R. Mohr TRANSFER FEE \$ <u>489.00</u> AUTHENTICATION Signature(s) _____ Authenticated this _____ day of _____ TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by § 706.06, Wis. Stats.) THIS INSTRUMENT WAS DRAFTED BY <u>P. Mattison, Town &amp; Lake Real Estate</u> 6467 Hwy 11, Delavan WI 53115 (Signatures may be authenticated or acknowledged. Both are not necessary.) ACKNOWLEDGMENT STATE OF WISCONSIN } ss. Walworth County, } Personally came before me this <u>1st</u> day of <u>April</u> , 2000, the above named <u>Thomas R. Mohr and Christine Mohr, his wife</u> to me known to be the person(s) who executed the foregoing instrument and acknowledged the same. <u>Joyce K. Olson</u> * Joyce K. Olson Notary Public, State of Wisconsin My Commission is permanent. (If not, state expiration date: 8-24-03)			
* Names of persons signing in any capacity must be typed or printed below their signatures.		STATE BAR OF WISCONSIN	

VOL. 670 PAGE 4056

Page 2. Warranty Deed, Christine & Thomas R. Mohr to William L. Balsley & Donna M. Balsley -- Tax Parcel FC 00009F2

Parcel II. Also an undivided one-fifth interest in a part of Lot 9 of said Cedar Point Subdivision, described as follows, to wit: Commencing at the Southwest corner of Lot 10 of said subdivision; thence South 0 degrees 09 minutes West along the West line of said Lot 9, 136.8 feet to a point; thence South 89 degrees 54 minutes East 120 feet to a point; thence South 215.04 feet to a point; thence North 88 Degrees 30 minutes East 50.02 feet to a point; thence South 32.21 feet to the place of beginning; thence South 100.03 feet, more or less, to the shore of Delavan lake at low water line; thence easterly along said shore at low water line 41.3 feet, more or less, to a point; thence North 8 Degrees 59 minutes West 108.15 feet to a point; thence South 68 degrees 38 minutes West 25.87 feet to the place of beginning

Parcel III. Commencing at the Southwest corner of Lot 10 of said subdivision; thence South 0 degrees 09 minutes West along the West line of said Lot 9, 136.8 feet; thence South 89 degrees 54 minutes East 120 feet; thence South 215.04 feet; thence North 88 degrees 30 minutes East 50.02 feet to the place of beginning; thence South 46.92 feet; thence North 51 degrees 25 minutes East 89.08 feet; thence North 41 degrees 40 minutes West 31.96 feet; thence South 49 degrees 31 minutes West 38.90 feet; thence South 68 degrees 38 minutes West 20.71 feet to the place of beginning.

Parcel IV. Commencing at the SW corner of Lot 10 of said Cedar Point subdivision; thence S 0 degrees 09 minutes W along the W line of said Lot 9 of said subdivision 136.8 feet; thence S 89 degrees 54 minutes E 120 feet; thence S 149.15 feet to the place of beginning; thence continue S 64.89 feet; thence N 88 degrees 30 minutes E 50.02 feet; thence N 68 degrees 38 minutes E 20.71 feet; thence N 49 degrees 31 minutes E 38.90 feet; thence N 8 degrees 51 minutes E 34.11 feet; thence N 89 degrees 21 minutes W 42.59 feet; thence S 70 degrees 02 minutes W 8.52 feet; thence N 89 degrees 21 minutes W 53.72 feet to the place of beginning. EXCEPTING therefrom, Parcel I as described above.

Together with easement in common with others described as follows: Commencing at the southwest corner of Lot 10 of the Cedar Point Subdivision, a subdivision located in the NE fractional 1/4 section of 28, T2N R 16 E; thence south 0 degrees 09 minutes west along the western line of said Lot 9, 124.8 feet to the place of beginning; thence south 89 degrees 54 minutes east 198.20 feet; thence south 74 degrees 12 minutes east 132.52 feet; thence south 22 degrees 41 minutes west 114.35 feet; thence south 29 degrees 11 minutes west 86.44 feet; thence south 51 degrees 25 minutes west 89.08 feet; thence north 46.92 feet; thence north 68 degrees 39 minutes east 20.71 feet; thence north 49 degrees 31 minutes east 38.90 feet; thence north 29 degrees 11 minutes east 73.71 feet; thence north 22 degrees 41 minutes east 96.94 feet; thence north 74 degrees 12 minutes west 99.20 feet; thence north 89 Degrees 54 minutes west 196.70 feet to the westerly line of said Lot 9; thence N 0 degrees 09 minutes East 12 feet to the place of beginning.

PROJECT: 9823  
DATE: 08/23/2017  
SHEET 2 OF 2