

**Wisconsin Professional Land Surveyor S-2582**

**LEGAL FROM CHICAGO TITLE INSURANCE COMPANY-COMMITMENT NO. WA-5624 AMENDMENT 2**

The below described property all located in the Northwest 1/4 of Section 33, Town 2 North, Range 17 East, described as follows:

Lots numbered 76, 77 and 78 of Consumer's Company Subdivision according to the recorded plat. ALSO a parcel of land located in the Northwest 1/4 of Section 33, Town 2 North, Range 17 East, described as follows: Commencing at the West 1/4 corner of said Section 33; thence North along the West line of said section 306.31 feet to the place of beginning; thence North 89 degrees 56' East 121.28 feet to an iron pipe; thence Northerly 224.97 feet to the Southerly line of the Chicago and Northwestern Railroad Company Right of Way; thence South 43 degrees 47' West along said right of way 173.06 feet to the West line of said section; thence South along the West line of said Section 102.51 feet to the place of beginning.

ALSO all that portion of the North 70 feet of the Chicago and Northwestern Railroad Right of Way, described as follows: Begin at the Southwest corner of Lot 78 Consumer's Company's Subdivision thence continue South on a line that is perpendicular to the center line of the Railroad Right of Way 20 feet to the point of beginning; continue thence South on this line 70 feet to a point; thence East parallel to approximately 90 feet on a line from the Southeast corner of Lot 77 which latter line is also perpendicular to the center line of the Right of Way; thence North on the said last described line to the North boundary of said Railroad Right of Way; thence West to the point of beginning.

ALSO: A triangular shaped parcel described as follows: Begin at the Southeast corner of said Lot 77 in the Consumer's Company Subdivision; thence go South on a line that is perpendicular to the center line of the Railroad Right of Way approximately 105 feet to the North line of the 15 foot strip owned by Wisconsin Power and Light Company, which is the point of beginning of said parcel; thence go Westerly along said North line of the Wisconsin Power and Light Company property to the East Right of Way line of South Como Drive; thence North along the said East Right of Way line until it meets the aforementioned line that is perpendicular to the Railroad Right of Way; thence Southerly along the line to the point of beginning.

ALSO all that portion of the North 85 feet of the Chicago and Northwestern Railroad, described as follows: Begin at the Southwest corner of Lot 76 Consumer's Company's Subdivision; thence continue South on a line that is perpendicular to the center line of the Railroad Right of Way 20 feet to the point of beginning; continue thence South on this line to the South line of the Right of Way; thence East along said South line of the Railroad Right of Way to a point that is approximately 105 feet on a line from the Southeast corner of Lot 76 which latter line is also perpendicular to the center line of the Right of Way; thence North on the said last described line to the North boundary of said Railroad Right of Way; thence West to the point of beginning.

**ALSO**, a parcel of land located in the NW 1/4 of Section 33, T2N, R17S, described as follows, to-wit: Beginning at the W 1/4 corner of said Section 33; thence N along the W line of said Section 306.31 feet to a point; thence N 89 degrees 56' E 121.28 feet to an-iron pipe; thence S'ly 306.31 feet to a point located on the South line of said NW 1/4 and 124.75 feet E of the place of beginning; thence S 89 degrees 56' W along the S line of said NW 1/4 124.75 feet to the place of beginning.

ALSO, a parcel of land being part of the former Chicago Northwestern Railroad right-of-way, located in the southeast 1/4 of Section 32, T 2 N, R 17 E, Town of Geneva, Walworth County, Wisconsin, said parcel is bounded as follows: On the Southwest by the extension of the Southwest line of Lot 78 of Consumers Company Subdivision; on the Southeast by a line parallel with and 15 feet Northwest of the Southeast line of the former Chicago and Northwestern Railroad right-of-way; on the East by the West line of South Como Road; and on the northwest by a line parallel with and 30 feet Northwest of the Southeast line of the former Chicago and Northwestern Railroad right-of-way described in Vol. 41, Page 167, Walworth County Records.

**ALSO all that portion of vacated Lake Como Drive appurtenant to the subject premises as awarded under Certified Town of Geneva Resolution No. 212 and Map recorded as Document No. 840690.**

overall curve at southerly line of  
railroad right-of-way

$R=4792.00'$   
 $\Delta=02^{\circ}06'05''$   
 $L=175.75'$

**= N 41°52'36" E 175.75'**  
( S 43°47'W 173.06')

**OWNER: DONALD WAYNE WOELKY LIVING TRUST  
W4088 SOUTH SHORE DRIVE  
LAKE GENEVA, WI. 53147**

**C.S.M. # 2023**  
**LOT 1**

100 YEAR FLOOD LINE  
ELEV. = 852.00'  
FRIM MAP NO. 55127C0310D  
OCTOBER 2, 2009








**TAX KEY JCON-43  
20,173 SQ. FT.  
WITHOUT ROAD  
RIGHT-OF-WAY**

**TAX KEY JCON-42A  
9,921 SQ. FT.  
WITHOUT ROAD  
RIGHT-OF-WAY**

**SURVEYOR'S NOTE:**

THIS SURVEY RETRACES A SURVEY BY GEORGE T. DUNHAM DATED AUGUST 20, 1979 AND A SURVEY BY KENNETH J. ABENATHY JR. DATED SEPTEMBER 3, 2005. THE SURVEY OF CONSUMER'S COMPANY SUBDIVISION SHOWS A RADIUS OF 4892 FEET ALONG THE NORTHERLY LINE OF LAKE COMO DRIVE AND IT WAS FURTHER DETERMINED THAT THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW ABANDONED) LAY 100 FEET SOUTHERLY OF SAID ROAD LINE. THE PHYSICAL ROADWAY IS LOCATED IN A 40' WIDE EASEMENT IMMEDIATELY SOUTH OF THE PLATTED ROAD OVER THE NORTHERLY 40' OF THE ABANDONED RAILROAD RIGHT-OF-WAY. THE PLATTED 20' WIDE LAKE COMO DRIVE HAS BEEN VACATED AND DISCONTINUED BY RESOLUTION OF THE GENEVA TOWN BOARD (DOCUMENT NO. 840690) AND THE LAND AWARDED TO THE OWNERS OF REAL ESTATE ABUTTING SAID ROADWAY. THE SOUTHERLY RAILROAD RIGHT-OF-WAY IS ESTABLISHED PRIOR TO THE DESCRIPTION OF TAX KEY PARCEL G-33-19, WHICH REFERS TO THE SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY, BUT FAILS TO MENTION A CURVED BOUNDARY. THE SOUTHERLY 15 FEET OF THIS RAILROAD RIGHT-OF-WAY IS OWNED BY WISCONSIN POWER AND LIGHT COMPANY AND ESTABLISHES SENIOR RIGHTS.

## LEGEND

- |   |  |
|---|--|
|  | <b>FOUND IRON PIPE</b>   |
|  | <b>FOUND IRON ROD</b>  |
|  | <b>FOUND COUNTY MONUMENT</b>   |
|  | <b>FOUND CONCRETE MONUMENT</b>   |
|  | <b>FOUND GIN SCREW IN BLACKTOP</b>   |
|  | <b>SET IRON ROD, 18" LONG, WEIGHING<br/>1.5 LBS./LINEAL FT., 3/4" DIA.</b> |
| <b>(xx)</b>   | <b>RECORDED AS DIMENSION</b>   |
|  | <b>EXISTING WOOD FENCE</b>   |

**SCALE: 1 INCH = 40 FEET**

"I hereby certify that the above described property has been surveyed by me or 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 principal 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 date hereof."

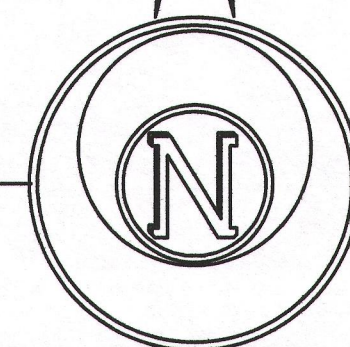
RIGHT -OF- WAY AS DESCRIBED  
IN. VOL. 39 p. 169 AS DOCUMENT  
NO. 631113

**WEST 1/4 CORNER**  
**SECTION 33-2-17**

**MARK L. MIRITZ**  
**WISCONSIN PROFESSIONAL**  
**LAND SURVEYOR S-2582**

DATE: JAN. 10, 2016 JOB NO. 16.101

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, North American Datum of 1927, all bearings are referred to Grid North. The West line of NW 1/4 Sec. 33-2-17 was assumed N 01°05'35" W



RECEIVED  
FEB 22 2016  
By Jan

JCON-42A 217-4173  
JCON-43  
JG 33-19  
JG 33-19A