

# PLAT OF SURVEY

LOCATION: N3103 & N3113 County Hwy H, Lake Geneva, Wisconsin  
PREPARED FOR: Barrett Properties Keller Williams

**LEGAL DESCRIPTION:**

Tax Key No. J G 2600004  
A parcel of land located in the NE 1/4 of Section 26-T2N-R17E in the Town of Geneva, Walworth County, Wisconsin more particularly described as: Rental dwelling house situated in Town of Geneva and West of Highway 12, described as follows: Begin in the centerline of the Geneva and Elkhorn Road (now Federal and State Trunk Highway No. 12) 1271 1/2 feet Southeasterly from the intersection of said central highway line with the North 1/8th Section line of Sec. 26, Town 2 North, Range 17 East of the 4th Principal Meridian, which said point of beginning is the Southeast corner of lands owned by T.K. Loveland, thence in T.K. Loveland's Southeast line South 65 1/2 degrees West 211 1/2 feet to the Easterly line of the C. & N. W. R. R. right of way, thence southeasterly in said right of way line 78 feet, thence North 65 1/2 degrees East 190 1/2 feet to center of said highway; thence North 28 degrees 54 1/2' West in said central highway line 75 feet to the place of beginning, containing .69 acres more or less, corners of lot marked by iron stakes.

**Tax Key No. J G 2600031**

A parcel of land located in the NE 1/4 of Section 26-T2N-R17E in the Town of Geneva, Walworth County, Wisconsin more particularly described as: Vacant lot situated in the Town of Geneva, Wisconsin, described as follows: Commencing at a point in the centerline of the Elkhorn-Lake Geneva Road (now known as Federal Trunk Highway #12), 911.73 feet south 25 degrees 23 1/4' East of the North line of the southeast 1/4 of the Northeast 1/4 of Section 26, Town 2 North, Range 17 east of the 4th P.M. thence South 28 degrees 54 1/2' East, along the centerline of said highway 391.0 feet to the place of beginning of this description; thence South 65 degrees 30' West 190.5 feet to a point in the Easterly line of the C. & N. W. R. R. right of way, thence South 44 degrees 30' East, along said right of way line 77.0 feet to a point, thence North 45 degrees 33' East, 144.0 feet to a point in the centerline of the aforesaid highway, thence North 28 degrees 54' West along the centerline of said highway 80.0 feet to the place of beginning, containing 0.354 acres more or less.

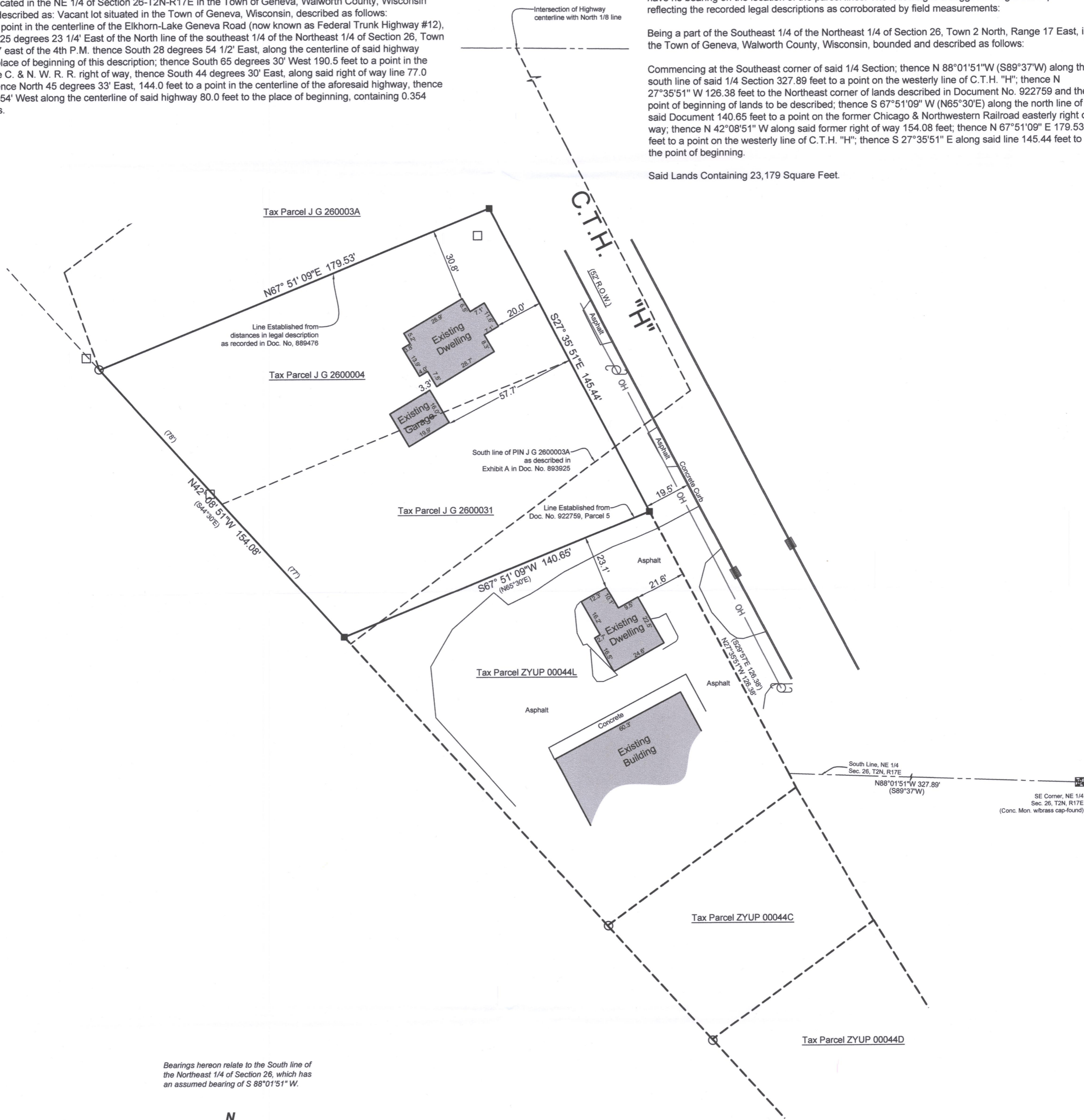
**Surveyors Report and Suggested Legal description**

The recorded legal descriptions as found in document 889476 that describe the lands known as PIN J G 2600004 and J G 2600031 do not mathematically close nor do the legal descriptions plot in the correct place on the ground. When plotted, the two legal descriptions plot on top of each other and fall entirely into the parcel of land to the south known as PIN ZYUP 00044L. The lead-in lines are suspect as well as the boundary description itself. The Walworth County G.I.S. is also incorrect in the placement of the parcel lines and parcel numbers for these lots. The south line of the parcel known as J G 2600031 was established by locating the deed for said parcel 00044L which was verified by similar measurements found on a survey filed by George T. Dunham dated December 22, 1976. The north line of the parcel known as PIN J G 2600004 was established by holding the distances as called in Doc. No. 889476, extending the easterly line of 00044L Northwesterly to the Northerly line of established 2600004. The deed for the parcel known as J G 2600003A also does not close nor does the lead-in fit. Monuments shown on the survey were used to help confirm deeded vs. actual field locations of the parcel lines. Iron rods found on and near 2600004 as shown do not fit any recorded documents nor is there any survey on file to verify their origin. They were measured and deemed to have no bearing on the location of the parcel lines. The following is a suggested legal description reflecting the recorded legal descriptions as corroborated by field measurements:

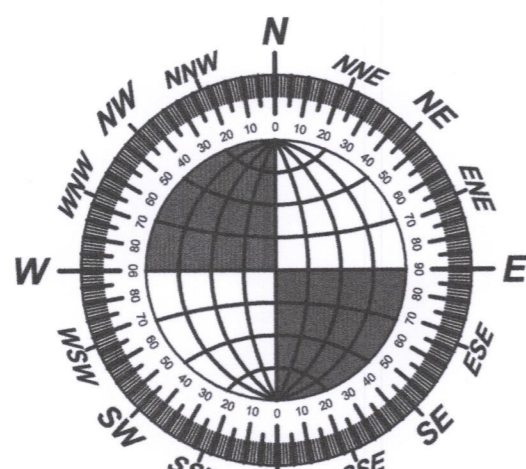
Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Town 2 North, Range 17 East, in the Town of Geneva, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said 1/4 Section; thence N 88°01'51"W (S89°37'W) along the south line of said 1/4 Section 327.89 feet to a point on the westerly line of C.T.H. "H"; thence N 27°35'51" W 126.38 feet to the Northeast corner of lands described in Document No. 922759 and the point of beginning of lands to be described; thence S 67°51'09" W (N65°30'E) along the north line of said Document 140.65 feet to a point on the former Chicago & Northwestern Railroad easterly right of way; thence N 42°08'51" W along said former right of way 154.08 feet; thence N 67°51'09" E 179.53 feet to a point on the westerly line of C.T.H. "H"; thence S 27°35'51" E along said line 145.44 feet to the point of beginning.

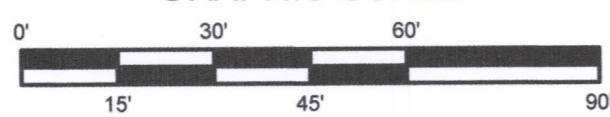
Said Lands Containing 23,179 Square Feet.



Bearings hereon relate to the South line of the Northeast 1/4 of Section 26, which has an assumed bearing of S 88°01'51" W.



GRAPHIC SCALE



**LEGEND**

- 1" Iron Pipe - Found
- 3/4" Iron Bar - Found
- Set 5/8" Iron Bar with Cap
- ⊙ Power Pole
- ⊞ Telephone Pedestal
- ⊞ Cable TV Pedestal
- ⊞ Transformer
- ⊞ Curb stop
- ⊞ Manhole
- ⊞ Mailbox
- (xxx) \*Recorded As\* data

JG 26-4  
JG 26-31  
ZYUP-44L



DRAWING BY: DHS  
FIELD WORK BY: DDN

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

*David H. Spanjar*  
DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, S-2646

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