

Land to be Deeded by Schofield
to Koziarz
(Parcel 1)
C O M O

DUNHAM SURVEYING, S.C.
SURVEYING & SUBDIVIDING
DELAVER, WISCONSIN 53115

Most Southerly Corner of Lot 52

Scale - 1" = 20'
o = Iron Pipe

STATE OF WISCONSIN)
COUNTY OF WALWORTH)

I, George T. Dunham, Surveyor, certify that I have surveyed the
property described as follows:

Parcel 1 A part of the East $\frac{1}{2}$ of Lot 51 of Consumers Company Subdivision
located in the Town of Geneva, Walworth County, Wisconsin, described
as follows: Commencing at the most southerly corner of Lot 52 of
said Consumers Company Subdivision; thence northeasterly along
the southerly line of Lots 52 and 51, 96.20 feet to a point; thence
northwesterly 65.72 feet to an iron pipe on the westerly line of
the East $\frac{1}{2}$ of said Lot 51 and the place of beginning; thence
continue on the same line 33.98 feet more or less to the shore
of Lake Como; thence southwesterly along said shore 2.3 feet
more or less to the west line of said East $\frac{1}{2}$ of Lot 51; thence
southeasterly along said west line 34.2 feet more or less to the
place of beginning.

Parcel 2 A part of the West $\frac{1}{2}$ of Lot 51 of Consumers Company Subdivision
located in the Town of Geneva, Walworth County, Wisconsin, described
as follows: Commencing at the most southerly corner of Lot 52 of
said Consumers Company Subdivision; thence northeasterly along
the southeasterly line of Lots 52 and 51, 96.20 feet to the place
of beginning; thence continue northeasterly along the southerly
line of said Lot 51, 4.50 feet to the most easterly corner of the
West $\frac{1}{2}$ of said Lot 51; thence northwesterly along the easterly line
of said West $\frac{1}{2}$, 65.60 feet to an iron pipe; thence southeasterly
65.72 feet to the place of beginning.

Parcel 3 - A part of the North 85 feet of the land formerly being the right
of way of the Chicago and Northwestern Railroad Company, lying
southeasterly of Lot 51 of Consumers Company subdivision located
in the Town of Geneva, Walworth County, Wisconsin, described as
follows: Commencing at the most southerly corner of Lot 52 of said
Consumers Company Subdivision; thence S34°55'16"E 60.00 feet to
the southeasterly line of the road right of way; thence N55°20'00"E
91.17 feet to an iron pipe located 60 feet southeasterly of the
southeasterly line of Lot 51 of said subdivision and the place of
beginning; thence continue N55°20'00"E 9.00 feet; thence S34°-
23'56"E 45.00 feet; thence S55°20'00"W 9.00 feet; thence N34°-
23'56"W 45.00 feet to the place of beginning.

Description of Land Owned by Koziarz after Land Changes with Schofield

Lot 52 and a part of Lot 51, Consumers Company Subdivision located in the
Town of Geneva, Walworth County, Wisconsin, described as follows: Beginning
at the most southerly corner of said Lot 52; thence northeasterly along the
southerly line of said Lots 52 and 51, 96.20 feet to an iron pipe located
4.50 feet southwesterly of the most easterly corner of the West $\frac{1}{2}$ of said
Lot 51; thence northwesterly 65.72 feet to an iron pipe on the easterly line
of the West $\frac{1}{2}$ of said Lot 51; thence continue northwesterly on the same line
33.98 feet more or less to the shore of Lake Como; thence southwesterly along
the shore of Lake Como, 105.2 feet more or less to the most westerly corner
of said Lot 52; thence southeasterly along the southwesterly line of said
Lot 52, 121.09 feet more or less to the place of beginning.

ALSO all that portion of the north 85 feet of land formerly being the right
of way of the Chicago & Northwestern Railroad Company, described as follows:

Commencing at the most southerly corner of Lot 52, Consumers Company Sub-
division in the Town of Geneva; thence S34°55'16"E 20.00 feet to the place
of beginning; thence continue S34°55'16"E 85.00 feet to an iron pipe;
thence N55°20'00"E 90.76 feet to an iron pipe; thence N34°23'56"W 45.00
feet to an iron pipe and continue on the same course 40.00 feet; thence south-
westerly to the place of beginning subject to a right of way for the existing
road across the northwesterly 40 feet of the above described land.

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 (1) year
from date hereof.

December 13, 1980

George T. Dunham
George T. Dunham, Surveyor

