

# PLAT OF SURVEY FOR PROPOSED LOT LINE ADJUSTMENT

## EXISTING LEGAL DESCRIPTION FOR PARCEL #NGH 00055

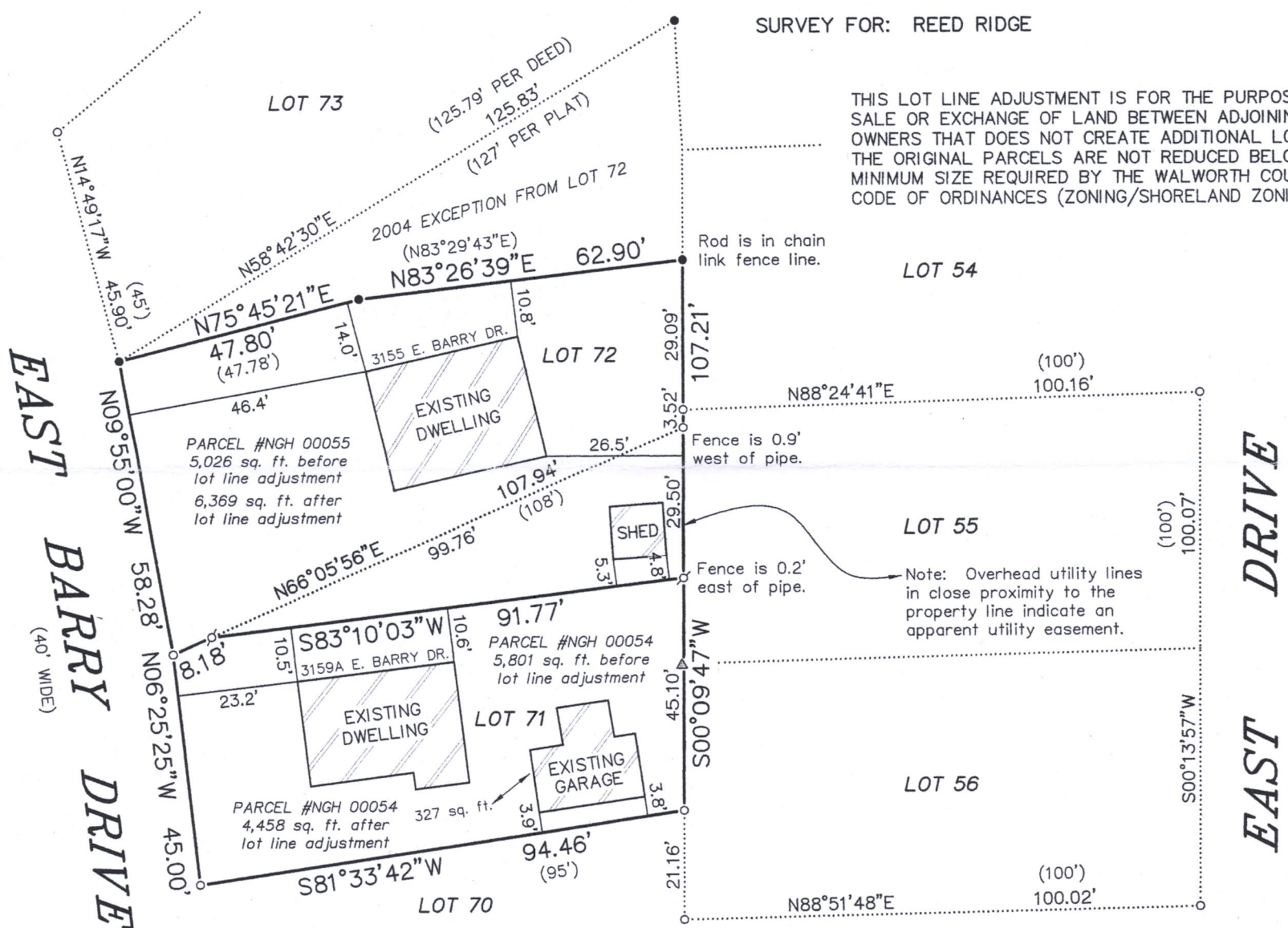
LOT 72 OF LAKE GENEVA GOLF HILLS, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, EXCEPTING THEREFROM ALL THAT PORTION THEREOF AS SET FORTH IN A QUIT CLAIM DEED FROM CHRISTIANE T. MARZALEK TO SHARYN L. SIELER, JUDITH M. MARZAH, AND ROBERT G. PETERSON, DATED FEBRUARY 19, 2004 AND RECORDED APRIL 30, 2004 AS DOCUMENT NO. 601430, AND BEING MORE PARTICULARLY DESCRIBED AS: PART OF LOT 72 OF LAKE GENEVA GOLF HILLS, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT AN IRON ROD MARKING THE NORTHEAST CORNER OF LOT 72 OF SAID SUBDIVISION; THENCE SOUTH 03°07'37" EAST, ALONG THE EAST LINE OF LOT 72, 25.13 FEET TO THE NORTHWEST CORNER OF LOT 54 OF SAID SUBDIVISION; THENCE SOUTH 00°09'47" WEST, ALONG THE EAST LINE OF SAID LOT 72, 21.37 FEET; THENCE SOUTH 83°29'43" WEST 62.90 FEET; THENCE SOUTH 75°45'21" WEST 47.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 72; THENCE NORTH 58°42'30" EAST, ALONG THE NORTH LINE OF SAID LOT 72, 125.79 FEET TO THE POINT OF BEGINNING.

## EXISTING LEGAL DESCRIPTION FOR PARCEL #NGH 00054

LOT 71 OF LAKE GENEVA GOLF HILLS, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF LYONS, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

## LANDS TO BE ADDED TO PARCEL #NGH 00055 AND EXCEPTED FROM #NGH 00054

PART OF LOT 71 OF LAKE GENEVA GOLF HILLS, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 71; THENCE NORTH 66°05'56" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 71, 8.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°05'56" EAST, ALONG SAID NORTHERLY LINE, 99.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 71; THENCE SOUTH 00°09'47" WEST, ALONG THE EAST LINE OF SAID LOT 71, 29.50 FEET; THENCE SOUTH 83°10'03" WEST 91.77 FEET TO THE POINT OF BEGINNING.



NOTE: REFER TO CURRENT TITLE REPORTS FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THESE PROPERTIES.

NOTE: THE RECORDED SUBDIVISION PLAT OF LAKE GENEVA GOLF HILLS IS VAGUE IN NATURE AND CONTAINS INACCURACIES. THERE IS ALSO A LACK OF ORIGINAL MONUMENTATION FROM SAID SUBDIVISION. MANY AMBIGUITIES EXIST IN SAID SUBDIVISION BECAUSE OF THESE CIRCUMSTANCES, AND POSITIVE PROPERTY CORNER IDENTIFICATION IS NEARLY IMPOSSIBLE TO ASCERTAIN. AN ASSESSOR'S PLAT OF THIS SUBDIVISION SHOULD BE PREPARED TO ELIMINATE SAID AMBIGUITIES.

### LEGEND

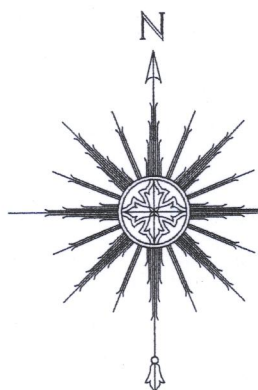
- FOUND IRON PIPE
- FOUND IRON ROD
- ⋈ SET IRON PIPE
- ( ) RECORDED AS
- ▲ UTILITY POLE

BEARINGS HEREON RELATE TO THE NORTHERLY LINE OF LOT 72 OF LAKE GENEVA GOLF HILLS. ASSUMED BEARING OF NORTH 58°42'30" EAST TO ORIENTATE WITH A PREVIOUS SURVEY BY JENSEN & OLSON LAND SURVEYING, LLC DATED JULY 18, 2003.

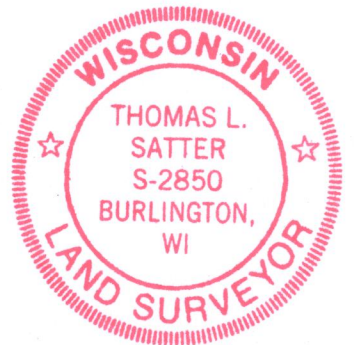
"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, ALL PRINCIPAL BUILDINGS THEREON, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

**SATTER SURVEYING, LLC**  
LAND SURVEYS, MAPPING AND PLANNING  
272 ORIGIN STREET  
BURLINGTON, WI 53105  
262-661-4239



0 15' 30' 60'  
SCALE: 1" = 30'



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

*Thomas L. Satter*  
THOMAS L. SATTER S-2850

REVISED: 10/2/19  
APRIL 29, 2019  
DATE

031923  
JOB NUMBER

NGH-54  
NGH-55 218-2063