

**PLAT OF SURVEY**

**FARRIS, HANSEN & ASSOCIATES, INC.**

ENGINEERING, ARCHITECTURE, SURVEYING

7 RIDGEWAY COURT - P.O. BOX 437, ELKHORN, WISCONSIN, 53121

PHONE: (414) 723-2098 FAX: (414) 723-5886

LOT 1  
 BUBBLING SPRINGS SUBDIVISION  
 LOCATED IN THE SE 1/4 OF SECTION 34  
 TOWN 4 NORTH, RANGE 16 EAST  
 WALWORTH COUNTY, WISCONSIN

- LEGEND**
- = FOUND IRON PIPE STAKE
  - = POWER POLE
  - = UTILITY CONTROL BOX
  - (XXX) = RECORDED AS

WORK ORDERED BY:  
 KEEPE REAL ESTATE  
 ELKHORN, WI.  
 FOR:  
 ANDREW WINEBURGH

LOT 2 CSM 3011

**LEGAL DESCRIPTION**  
**WALKWAY EASEMENT**  
 AN EASEMENT FOR PEDESTRIAN ACCESS TO THE SHORE OF MIDDLE LAKE AND TO A PIER LOCATED THEREON, BEING A STRIP OF LAND FIVE FEET WIDE OVER A PART OF LOT 1 OF BUBBLING SPRINGS SUBDIVISION, AND OVER A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3011, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE STAKE MARKING THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION AT BAY DRIVE; THENCE S 83DEG 48MIN 19SEC E, 7.27 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 13DEG 38MIN 26SEC E, 31.67 FEET; THENCE N 02DEG 38MIN 36SEC E, 37.32 FEET; THENCE N 13DEG 33MIN 22SEC E, 9.85 FEET; THENCE N 88DEG 28MIN 11SEC E, 101.18 FEET; THENCE N 14DEG 14MIN 05SEC E, 2.24 FEET TO THE NORTH LINE OF LOT 1 OF SAID SUBDIVISION; THENCE CONTINUING OVER LOT 2 OF CSM 3011 THE FOLLOWING DESCRIBED COURSES: N 14DEG 14MIN 05SEC E, 7.57 FEET; THENCE N 78DEG 30MIN 56SEC E, 22.40 FEET; THENCE N 88DEG 30MIN 04SEC E, 18.95 FEET; THENCE S 82DEG 23MIN 27SEC E, 38 FEET MORE OR LESS TO THE SHORE OF MIDDLE LAKE TO A PIER.

**LEGAL DESCRIPTION**  
**ACCESS EASEMENT**

AN EASEMENT FOR ACCESS AND EGRESS OVER A PART OF LOT 6 OF BUBBLING SPRINGS THIRD ADDITION, LOCATED IN THE SOUTH 1/2 OF SECTION 34, TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 (THE SOUTHWEST CORNER OF LOT 1 OF BUBBLING SPRINGS SUBDIVISION), ON THE RIGHT OF WAY FOR BAY DRIVE; THENCE S 61DEG 01MIN W, 36.15 FEET ALONG SAID BAY DRIVE; THENCE S 21DEG 00MIN W, 4.81 FEET ALONG SAID BAY DRIVE; THENCE N 37DEG 50MIN 29SEC W, 9.84 FEET; THENCE N 61DEG 01MIN E, 45.30 FEET TO THE EAST LINE OF SAID LOT 6 (WEST LINE OF SAID LOT 1); THENCE SOUTH ALONG THE LOT LINE TO THE POINT OF BEGINNING.

LOT 6  
 BUBBLING SPRINGS 3rd ADDITION

PROPOSED ACCESS & EGRESS  
 EASEMENT AREA  
 N 61°01'00" E 45.30'  
 S 61°01'00" W 36.15'

BAY DRIVE  
 66' WIDE PUBLIC ROW

N 01°48'39" E 85.36'  
 (N 01°56' E 85.33')

OVERHEAD  
 WIRES

FR (251.00')  
 25.04'  
 N 83°48'19" W  
 (N 83°26' W)  
 S 62°02'57" W  
 (S 67°07' W)  
 27.92' (28.02')

EXISTING PATH

S 90°00'00" E 204.99' (219.72')

187.42'

17.6' (32.3')

LOT 1

16,080 S.F.  
 (0.37 AC.)

NOTE: USERS OF THIS MAP SHOULD CONSULT A CURRENT TITLE REPORT TO CONFIRM WHETHER EASEMENTS SHOWN WERE RECORDED AND WILL ENCUMBER AND/OR BENEFIT LOT 1.

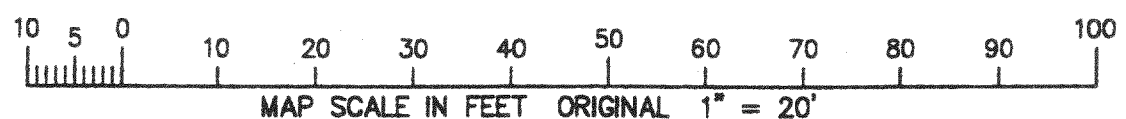
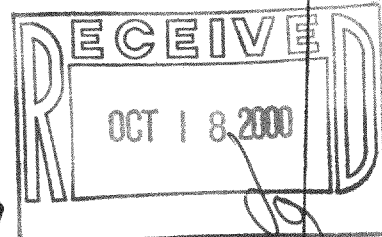
NOTE: ALL  
 CORNERS FOUND +  
 FLAGGED 9/24/2000

108.69' (108.88')  
 S 89°50'53" W 152.58'  
 (S 90°00'00" W 160.18')

(81.46')  
 81.16'  
 S 23°08'01" W  
 (S 22°58' W)

81' +/- ALONG THE SHORE  
 MIDDLE LAKE

ASSIGNED NORTH LINE LOT 1  
 S 90°00'00" E  
 PER RECORD PLAT



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW 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: 05-14-1998

*Peter S. Gordon*  
 PETER S. GORDON R.L.S. 2101

REVISED 04-14-1999  
 ADD ACCESS EASEMENT A& LEGAL DESC.  
 REV. 08-10-99  
 REVISE PRO. EASE.  
 REV. 08-26-99  
 ADD WALKWAY EASEMENT

Revised + recertified  
 9/27/2000

PROJECT 3488.98

416-1633 SHEET 1 OF 1

AUG 26 1999 SEP 07 2000

HBS-1