

PLAT OF SURVEY

February 15, 2017

LOCATION: W1801 Golden Beach Way, Mukwonago, Wisconsin

PREPARED FOR: Patti Nolan

LEGAL DESCRIPTION:

Lot 7 of Beulah Beach Estates Subdivision according to the official Plat thereof in Cabinet B as Slide 109 as Document No. 217583; Being located in the Southeast $\frac{1}{4}$ of Section 5, Town 4 North, Range 18 East, Walworth County, Wisconsin.

ALSO AND INCLUDING:
PARCEL "A"

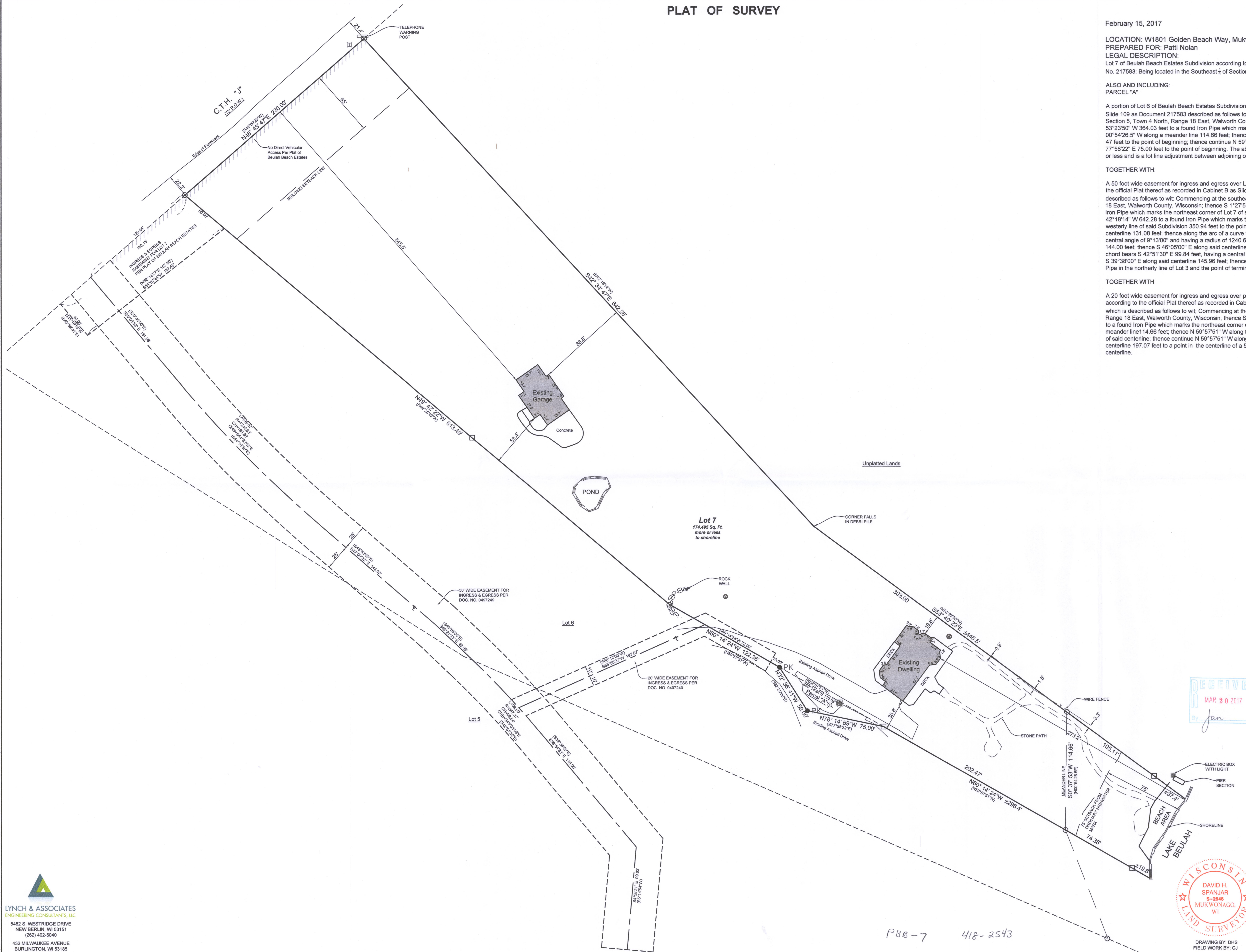
A portion of Lot 6 of Beulah Beach Estates Subdivision according to the official Plat thereof as recorded in Cabinet B as Slide 109 as Document 217583 described as follows to wit: Commencing at the southeast corner of the Northeast $\frac{1}{4}$ of Section 5, Town 4 North, Range 18 East, Walworth County, Wisconsin; thence S $1^{\circ}27'55''$ W 1158.55 feet; thence N $53^{\circ}23'50''$ W 364.03 feet to a found Iron Pipe which marks the northeast corner of Lot 7 of said Subdivision; thence S $00^{\circ}54'26.5''$ W along a meander line 114.66 feet; thence N $59^{\circ}57'51''$ W along the south line of said Lot 7 202.47 feet to the point of beginning; thence continue N $59^{\circ}57'51''$ W 115.62 feet; thence S $32^{\circ}20'08''$ E 50.00 feet; thence S $77^{\circ}58'22''$ E 75.00 feet to the point of beginning. The above described parcel of land contains 0.03 Acres of land more or less and is a lot line adjustment between adjoining owners of land.

TOGETHER WITH:

A 50 foot wide easement for ingress and egress over Lots 4, 5 and 6 of Beulah Beach Estates Subdivision according to the official Plat thereof as recorded in Cabinet B as Slide 109 as Document No. 217583 the centerline of which is described as follows to wit: Commencing at the southeast corner of the Northeast $\frac{1}{4}$ of Section 5, Town 4 North, Range 18 East, Walworth County, Wisconsin; thence S $1^{\circ}27'55''$ W 1158.55 feet; thence N $53^{\circ}23'50''$ W 364.03 feet to a found Iron Pipe which marks the northeast corner of Lot 7 of said Subdivision; thence N $53^{\circ}23'50''$ W 303.00 feet; thence S $42^{\circ}18'14''$ W 642.28 to a found Iron Pipe which marks the northwest corner of Lot 7; thence S $49^{\circ}00'20''$ W along the westerly line of said Subdivision 350.94 feet to the point of beginning of said centerline; thence S $39^{\circ}40'00''$ E along said centerline 131.08 feet; thence along the arc of a curve to the left whose chord bears S $44^{\circ}16'30''$ E 199.35 feet, having a central angle of $9^{\circ}13'00''$ and having a radius of 1240.63 feet, 199.57 feet; thence S $48^{\circ}53'00''$ E along said centerline 144.00 feet; thence S $46^{\circ}05'00''$ E along said centerline 43.89 feet; thence along the arc of a curve to the right whose chord bears S $42^{\circ}51'30''$ E 99.84 feet, having a central angle of $6^{\circ}27'00''$ and a radius of 887.37 feet, 99.89 feet; thence S $39^{\circ}38'00''$ E along said centerline 145.96 feet; thence S $5^{\circ}14'54''$ W along said centerline 99.83 feet to a found Iron Pipe in the northerly line of Lot 3 and the point of termination of said centerline.

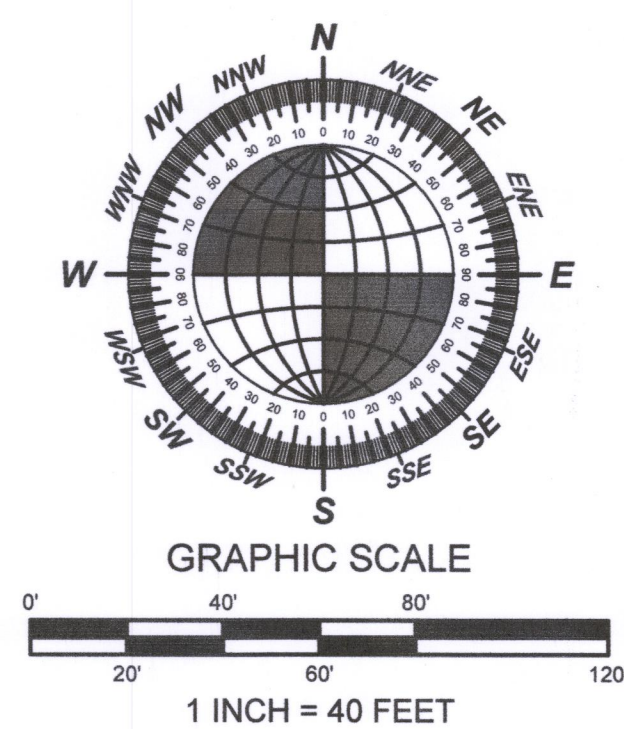
TOGETHER WITH:

A 20 foot wide easement for ingress and egress over part of Lots 5, 6 and 7 of Beulah Beach Estates Subdivision according to the official Plat thereof as recorded in Cabinet b as Slide 109 as Document No. 217583 the centerline of which is described as follows to wit: Commencing at the southeast corner of the Northeast $\frac{1}{4}$ of Section 5, Town 4 North, Range 18 East, Walworth County, Wisconsin; thence S $1^{\circ}27'55''$ W 1158.55 feet; thence N $53^{\circ}23'50''$ W 364.03 feet to a found Iron Pipe which marks the northeast corner of Lot 7 of said Subdivision; thence S $00^{\circ}54'26.5''$ W along a meander line 114.66 feet; thence N $59^{\circ}57'51''$ W along the south line of said Lot 7 328.09 feet to the point of beginning of said centerline; thence continue N $59^{\circ}57'51''$ W along said centerline 73.00 feet; thence S $66^{\circ}12'00''$ W along said centerline 197.07 feet to a point in the centerline of a 50 foot wide easement and the point of termination of said centerline.



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



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.



DRAWING BY: DHS
FIELD WORK BY: CJ

DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, S-2646



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PBB-7 418-2543