

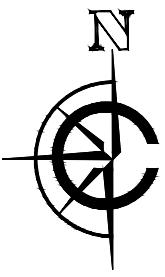
PLAT OF SURVEY

LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING OVERHANG
- RECORDED AS
(xx)
- EXISTING INLET

- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND .5" IRON PIPE
- FOUND IRON ROD
- EXISTING BALL PIT
- FOUND CONC. MONUMENT

- UTILITY POLE
- FOUND UTILITY PEDESTAL
- FOUND CULVERT / INVERT
- FOUND MANHOLE
- FOUND FIRE HYDRANT
- SET 1" I.D. IRON PIPE
18", 1.13#/L.F.
- EXISTING STEEL FENCE
- EXISTING OVERHEAD LINES



0 100 200
Feet
SCALE: 1" = 100'
SHEET SIZE: 11 x 17

LEGAL DESCRIPTION:

PARCEL A

LOTS 1, 2, 3, AND 4 OF BLOCK 6 OF C.L. DOUGLASS ADDITION ASSESSOR'S PLAT NO. 1 TO VILLAGE OF FONTANA ON GENEVA LAKE.

PARCEL B

A PART OF OUTLOT OF OUTLOT NO. 18 OF ASSESSOR'S PLAT NO. 1 C.L. DOUGLASS ADDITION TO FONTANA-ON-GENEVA LAKE, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION N89° 49' 55" EAST 1318.6 FEET; THENCE NORTH 01° 37' 52" WEST ALONG THE EAST NORTH-SOUTH 1/8 LINE OF SAID SECTION 420.83 FEET; THENCE SOUTH 87° 56' 13" WEST 142.14 FEET; THENCE NORTH 02° 07' 03" WEST 194.05 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 02° 07' 03" WEST 296.42 FEET TO THE SOUTH LINE OF LOT 4 OF BLOCK 6 OF SAID ADDITION; THENCE NORTH 89° 28' 20" EAST 255.83 FEET ALONG SAID LOT 4; THENCE SOUTH 18° 27' 07" WEST 205.01 FEET; THENCE SOUTH 73° 17' 33" EAST 345.76 FEET TO THE PLACE OF BEGINNING, CONTAINING +/- 73,253.01 SQUARE FEET (+/- 1.68 ACRES).

PARCEL C

PART OF OUTLOT NO. 18 OF ASSESSOR'S PLAT NO. 1 C.L. DOUGLASS ADDITION TO FONTANA-ON-GENEVA LAKE LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 16 EAST WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION N89° 49' 55" EAST 1318.6 FEET; THENCE NORTH 01° 37' 52" WEST 420.83 FEET ALONG THE EAST NORTH-SOUTH 1/8 LINE OF SAID SECTION, THENCE SOUTH 87° 56' 13" WEST 142.14 FEET; THENCE NORTH 02° 07' 03" WEST 194.05 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE NORTH 02° 07' 03" WEST 296.42 FEET TO THE SOUTH LINE OF LOT 4 BLOCK 6 OF SAID ADDITION; THENCE NORTH 89° 28' 20" EAST ALONG SAID LOT 4 210.52 FEET TO THE CENTERLINE OF PUBLIC HIGHWAY, ALSO KNOWN AS MAIN STREET; THENCE SOUTH 07° 49' 10" WEST ALONG SAID CENTERLINE 400.50 FEET; THENCE CONTINUE ALONG HIGHWAY CENTERLINE SOUTH 02° 38' 07" EAST 90.28 FEET; THENCE SOUTH 87° 56' 13" WEST 142.14 FEET; THENCE NORTH 02° 07' 03" WEST 194.05 FEET TO THE PLACE OF BEGINNING, CONTAINING +/- 82,785.01 SQUARE FEET (+/- 1.90 ACRES).

PARCEL D

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 16 EAST, IN THE TOWN OF WALWORTH, COUNTY OF WALWORTH, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 6 OF C.L. DOUGLASS ADDITION ASSESSOR'S PLAT NO. 1; THENCE NORTH 00° 00' 00" EAST 66.00 FEET; THENCE NORTH 88° 53' 47" EAST 169.78 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 6, OF SAID SUBDIVISION, THENCE SOUTH 02° 13' 33" WEST 66.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 6; THENCE NORTH 88° 55' 00" EAST 167.21 FEET TO THE PLACE OF BEGINNING, CONTAINING +/- 11,123.73 SQUARE FEET (+/- 0.26 ACRES).

BASIS OF BEARING:

THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

ASSUMED TO BEAR THE CENTER 1/8 LINE OF THE SOUTHEAST 1/4 OF SECTION 15-1-16, N01° 37' 52" W 420.83'.

BUILDING SURVEYED TO:
THE EXTERIOR OF CONCRETE FOUNDATION.

SURVEY ORDERED BY:
THE ELLIOTT ORGANIZATION INC.

PROPERTY ADDRESS:
450 S MAIN ST
FONTANA, WI 53125

FIELD WORK COMPLETED ON:
OCTOBER 22, 2025

FIELD CREW CHIEF:
LAWRENCE GUMS

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC

I, MICHAEL J. MARTIN, PLS-2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON; BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH CHAPTER A-E.7 "MINIMUM STANDARDS FOR PROPERTY SURVEYS" OF THE WISCONSIN ADMINISTRATIVE CODE AND IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY AND ALSO FOR THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLES THERETO WITHIN ONE(1) YEAR FROM THE DATE HEREOF.

m.j. Martin

11-07-2025

DATE

CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776

PLANSURVEYENGINEER.COM

DATE: 11/06/2025 JOB No. 25412
SHEET 1 OF 1 MMB

PLOTTED: 11/7/2025 10:04:42 AM

PARCEL LINES

LINE NUMBER	LENGTH (FT)	DIRECTION
L1	66.00	N00° 00' 00"E
L2	169.78	N88° 53' 47"E
L3	66.16	S02° 13' 33"W
L4	167.21	S88° 55' 00"W

Center
Sec. 15-1-16
Concrete Mon.
w/ Brass Cap
N: 202,054.17
E: 2,348,506.53

1318.56'
N89° 49' 55"E 2637.15'

LOT 1
CERTIFIED SURVEY MAP NO. 1358

MAIN STREET
PUBLIC RIGHT OF WAY VARIES

E 1/4 Corner
Sec. 15-1-16
Concrete Mon.
w/ Brass Cap
N: 202,061.90
E: 2,351,143.67



DATE: 11/06/2025 JOB No. 25412