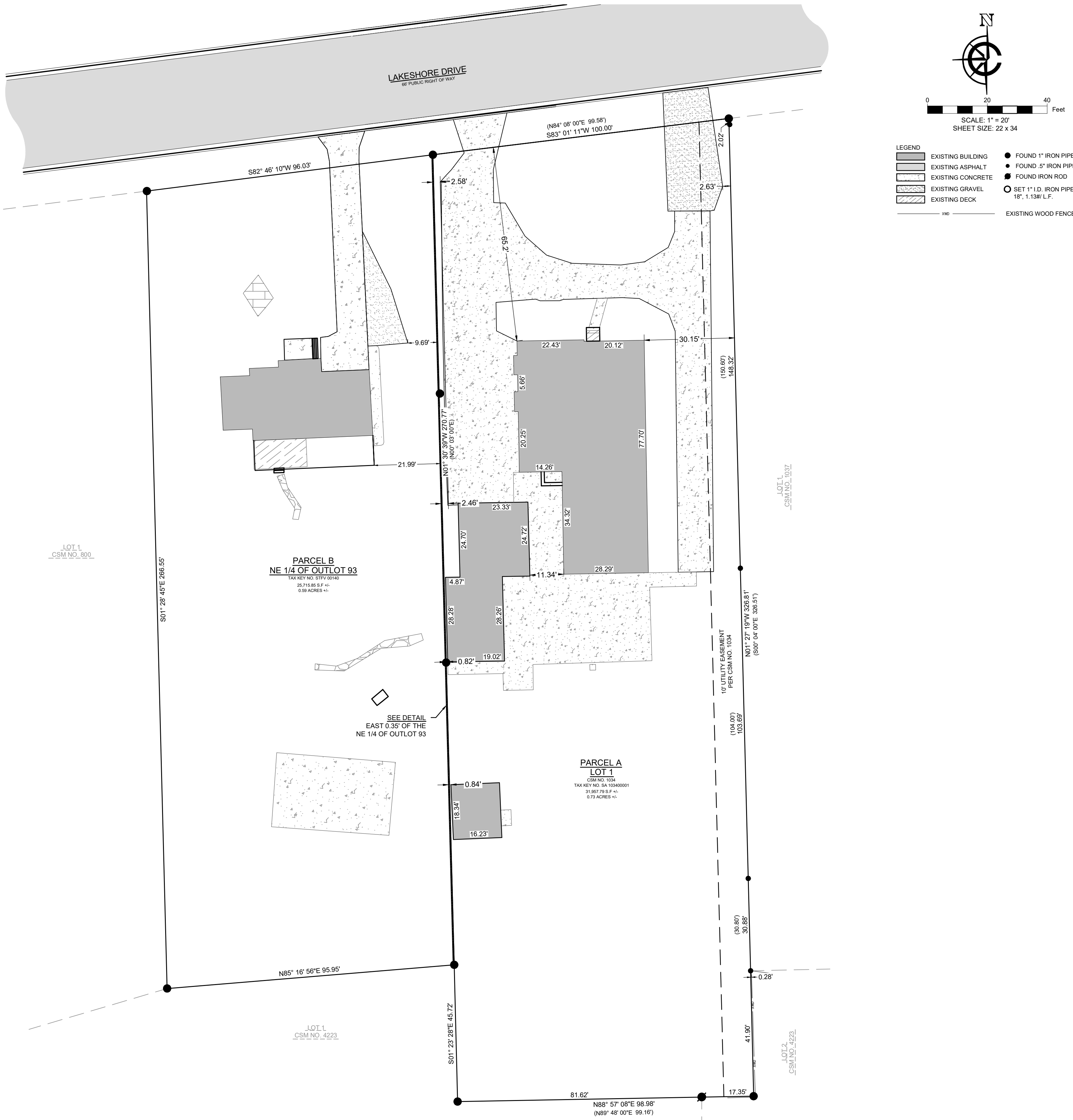


PLAT OF SURVEY & LOT LINE ADJUSTMENT

LEGAL DESCRIPTION - PARCEL A:
LOT 1 OF CERTIFIED SURVEY MAP NO. 1034 AND THE EAST 0.35 FEET OF THE NORTHEAST 1/4 OF OUTLOT 93 OF AMENDMENT NO. 1 TO ASSESSORS PLAT NO. 1 OF THE VILLAGE OF FONTANA-ON-GENEVA LAKE, BEING A PART OF GOVERNMENT LOT 3, IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 16 EAST, IN THE VILLAGE OF FONTANA-ON-GENEVA LAKE, COUNTY OF WALWORTH, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1034; THENCE, SOUTH 82° 46' 13" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE, 0.35 FEET; THENCE, SOUTH 01° 30' 39" EAST, PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 270.77 FEET, TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF OUTLOT 93; THENCE, NORTH 85° 16' 56" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF OUTLOT 93, A DISTANCE OF 0.35 FEET, TO THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1034; THENCE, CONTINUING SOUTH 01° 23' 36" EAST, ALONG SAID WEST LINE, 45.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, NORTH 88° 57' 08" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 98.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, NORTH 01° 27' 19" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 328.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE; THENCE, SOUTH 83° 01' 11" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 100.00 FEET, TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 31,957.79 SQUARE FEET (0.73 ACRES), MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 1034, BEING A MAP DULY RECORDED MAY 14, 1980, AT THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME 4, ON PAGES 319 THROUGH 321, INCLUSIVE, AND AS DOCUMENT NO. 58212. SAID AMENDMENT NO. 1 TO ASSESSORS PLAT NO. 1 BEING DULY RECORDED JUNE 18, 1937, AT THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME A, ON PAGE 38A, AND AS DOCUMENT NO. P323855.

LEGAL DESCRIPTION - PARCEL B:
THE NORTHEAST 1/4 OF OUTLOT 93 OF AMENDMENT NO. 1 TO ASSESSORS PLAT NO. 1 OF THE VILLAGE OF FONTANA-ON-GENEVA LAKE, EXCLUDING THEREFROM THE EAST 0.35 FEET OF THE SAID OUTLOT 93, BEING A PART OF GOVERNMENT LOT 3 AND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 16 EAST, IN THE VILLAGE OF FONTANA-ON-GENEVA LAKE, COUNTY OF WALWORTH, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1034; THENCE, SOUTH 83° 01' 11" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE, 0.35 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE, SOUTH 01° 30' 39" EAST, PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 270.77 FEET; THENCE, SOUTH 85° 16' 08" EAST, 98.30 FEET; THENCE, NORTH 01° 28' 45" WEST, 286.55 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE; THENCE, NORTH 82° 46' 13" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 98.03 FEET, TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 25,715.85 SQUARE FEET (0.59 ACRES), MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 1034, BEING A MAP DULY RECORDED MAY 14, 1980, AT THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME 4, ON PAGES 319 THROUGH 321, INCLUSIVE, AND AS DOCUMENT NO. 58212. SAID AMENDMENT NO. 1 TO ASSESSORS PLAT NO. 1 BEING DULY RECORDED JUNE 18, 1937, AT THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME A, ON PAGE 38A, AND AS DOCUMENT NO. P323855.

LEGAL DESCRIPTION OF LANDS TRANSFERRED FROM PARCEL B TO PARCEL A:
THE EAST 0.35 FEET OF THE NORTHEAST 1/4 OF OUTLOT 93 OF AMENDMENT NO. 1 TO ASSESSORS PLAT NO. 1 OF THE VILLAGE OF FONTANA-ON-GENEVA LAKE, BEING A PART OF GOVERNMENT LOT 3 AND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 16 EAST, IN THE VILLAGE OF FONTANA-ON-GENEVA LAKE, COUNTY OF WALWORTH, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1034; THENCE, SOUTH 83° 01' 11" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE, 0.35 FEET; THENCE, SOUTH 01° 30' 39" EAST, PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 270.77 FEET, TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF OUTLOT 93; THENCE, NORTH 85° 16' 56" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF OUTLOT 93, A DISTANCE OF 0.35 FEET, TO THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1034; THENCE, NORTH 01° 27' 19" WEST, ALONG SAID WEST LINE, 270.78 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 94.72 SQUARE FEET (0.002 ACRES), MORE OR LESS. SAID AMENDMENT NO. 1 TO ASSESSORS PLAT NO. 1 BEING DULY RECORDED JUNE 18, 1937, AT THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME A, ON PAGE 38A, AND AS DOCUMENT NO. P323855.



BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD-83 (2011).

SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE IS
ASSUMED TO BEAR N83° 01' 11" E

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
TOM CUBERT

PROPERTY ADDRESS:
483 S LAKESHORE DRIVE
FONTANA, WI 53125

FIELD WORK COMPLETED ON:
JUNE 9, 2026

FIELD CREW CHIEF:
GARRICK OLEJNIK

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC



I, MICHAEL J. MARTIN, PLS-23207, 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 PRINCIPLE 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 6.7 "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.

Digitally signed by Michael J Martin
Date: 2026.07.02 15:29:01 -0500
File: PLOTTED: 7/2/2026 3:03:07 PM

MICHAEL J. MARTIN, PLS #23207

CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 07 / 02 / 2026
SHEET 1 OF 1

JOB No. 26281
KGK

