

PLAT OF SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 18 EAST; THENCE NORTH ALONG THE 1/8TH SECTION LINE, 505.00 FEET; THENCE WEST PARALLEL TO THE EAST-WEST 1/8 SECTION LINE OF SAID SOUTHEAST 1/4 OF SECTION 36, A DISTANCE OF 86.26 FEET; THENCE SOUTH 505 FEET; THENCE EAST ALONG THE EAST-WEST 1/8 SECTION LINE OF THE SOUTHEAST 1/4 OF SECTION 36, A DISTANCE OF 86.26 FEET TO THE PLACE OF BEGINNING. ALSO A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 18 EAST; THENCE NORTH ALONG THE 1/8TH SECTION LINE, 505.00 FEET; THENCE WEST PARALLEL TO THE EAST-WEST 1/8TH SECTION LINE OF SAID SOUTHEAST 1/4 OF SECTION 36, A DISTANCE OF 86.26 FEET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE WEST PARALLEL TO THE EAST-WEST 1/8TH SECTION LINE OF SAID SOUTHEAST 1/4 OF SECTION 36, A DISTANCE OF 86.26 FEET; THENCE SOUTH 505.00 FEET THENCE EAST ALONG THE EAST-WEST 1/8TH SECTION LINE OF SAID SOUTHEAST 1/4 OF SECTION 36, A DISTANCE OF 86.26 FEET; THENCE NORTH 505.00 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM SAID PARCELS THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN BY DEED RECORDED JANUARY 4, 1982 IN VOLUME 573 OF DEEDS ON PAGE 618 AS DOCUMENT NO. 535969.

UNPLATTED LANDS
TAX KEY NO. TVGC 00119A
(172.52')

N88° 40' 18"E 171.91'

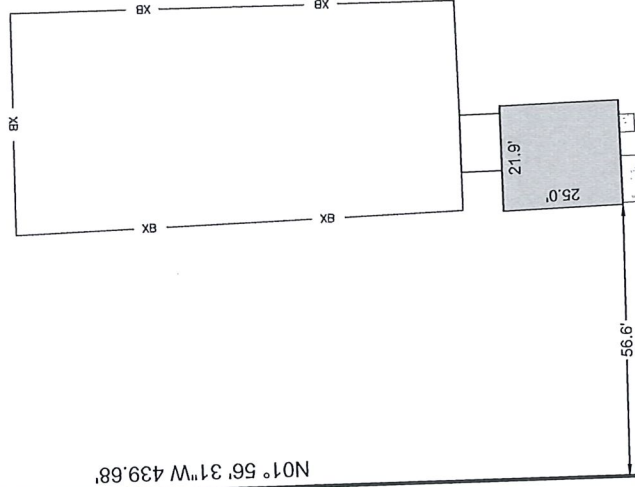


SCALE: 1" = 40'
SHEET SIZE: 11 x 17

UNPLATTED LANDS
TAX KEY NO. TVGC 00115

- LEGEND
- | | | | |
|--|--------------------------|--|------------------------|
| | EXISTING BUILDING | | FOUND CONC. MONUMENT |
| | EXISTING ASPHALT | | FOUND 1" IRON PIPE |
| | EXISTING CONCRETE (XX) | | RECORDED AS |
| | EXISTING DECK | | FOUND UTILITY PEDESTAL |
| | EXISTING PAVERS | | UTILITY POLE |
| | | | FOUND MANHOLE |

EXISTING STEEL FENCE



LOT 1
CERTIFIED SURVEY MAP NO. 975
PUBLIC RIGHT OF WAY

N74° 30' 17"W 2.34'

N81° 46' 59"W 90.82'

S88° 36' 33"W 81.00'

(EXEMPTION PER DOCUMENT NO. 535966
SEE ALSO WIDOT RIGHT-OF-WAY PLAT PROJECT T04-1(121).)

SOUTH RD
PUBLIC RIGHT OF WAY
VARIES

N88° 34' 22"E 172.70'

(SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 36-1-18)

S88° 34' 22"W 1323.81'

SE Corner of the
SE 1/4 Sec. 36-1-18
Concrete Mon.
w/ Brass Cap
N 184,952.44
E 2,425,732.98

NE Corner of the
SE 1/4 Sec.
36-1-18
Concrete Mon.
w/ Brass Cap
N 187,605.79
E 2,425,647.33

S02° 02' 00"E 455.34'
(505.00')

UNPLATTED LANDS
TAX KEY NO. TVGC 00113

N01° 51' 07"W 1327.35'

N01° 51' 07"W 2654.70'

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

THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36-01-18
ASSUMED TO BEAR N01°51' 07"W.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

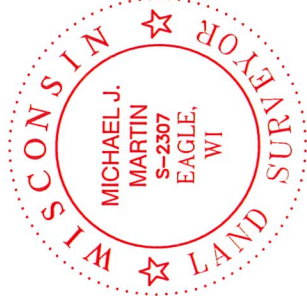
SURVEY ORDERED BY:
KATIE FIEDLER

PROPERTY ADDRESS:
208 OLD SOUTH RD
GENOA CITY, WI 53128

FIELD WORK COMPLETED ON:
JUNE 25TH, 2025

FIELD CREW CHIEF:
LUKE LILLA

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 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-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
MICHAEL J. MARTIN, PLS #2307

7-3-2025
DATE



CARDINAL
PLAN | SURVEY | ENGINEER
526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 07 / 03 / 2025
SHEET 1 OF 1

JOB No. 25292
RAB