

PLAT OF SURVEY
-OF-

UNIT 5, TOGETHER WITH SAID UNIT'S UNDIVIDED APPURTENANT INTEREST IN THE COMMON ELEMENTS IN SOMERSET CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 27, 1977 IN VOLUME 197 OF RECORDS, PAGES 323 TO 445, INCLUSIVE, AS DOCUMENT NO. 23600 AND ADDENDUM 1 TO EXHIBIT B, RECORDED ON SEPTEMBER 25, 1978 IN VOLUME 220 OF RECORDS, PAGES 169 TO 175, INCLUSIVE, AS DOCUMENT NO. 38926, SAID CONDOMINIUM BEING LOCATED IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION AND INCORPORATED HEREIN BY THIS REFERENCE THERETO.

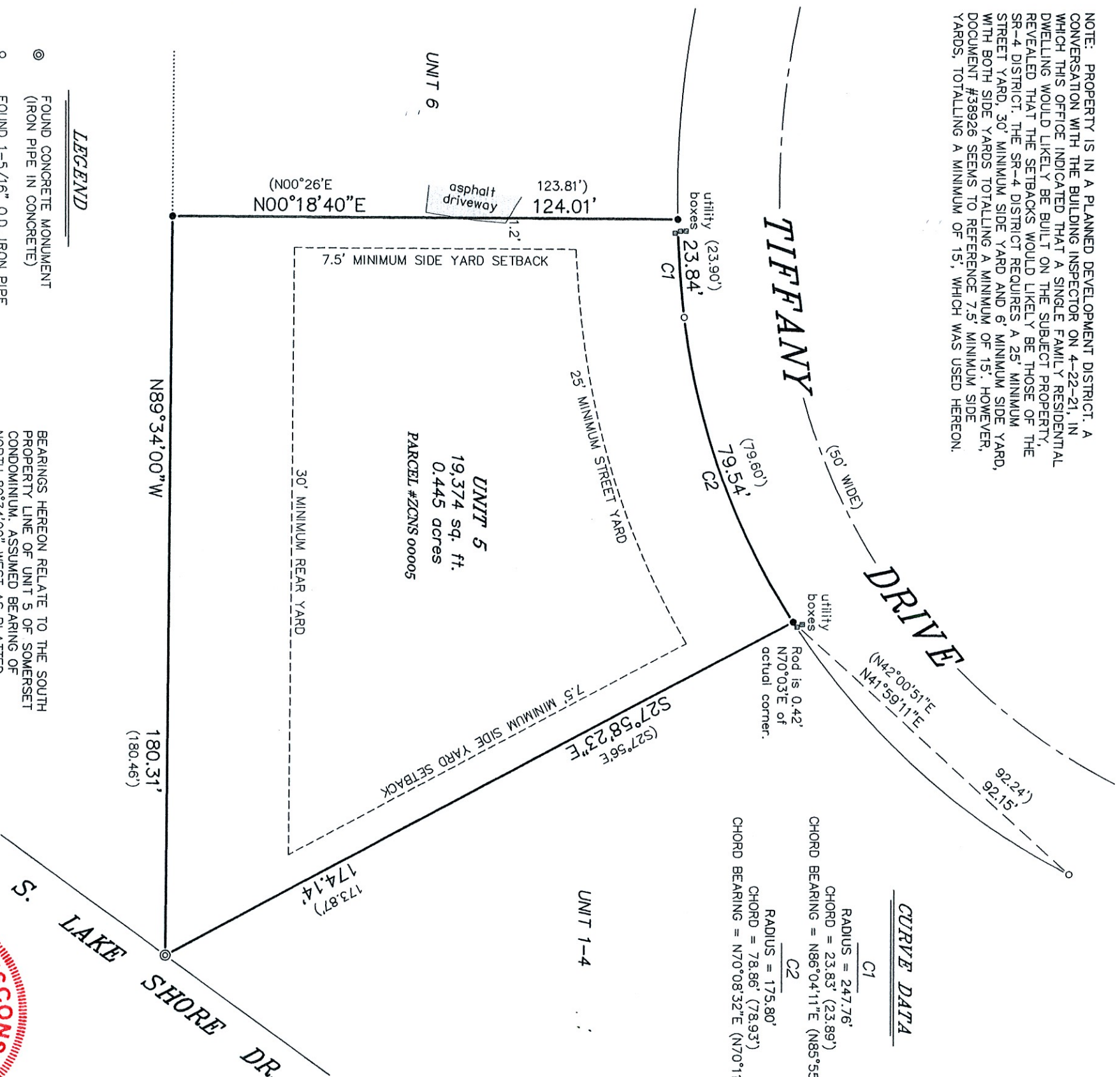
SURVEY FOR: BOB WEBSTER OF KEEFE REAL ESTATE
SURVEY ADDRESS: 1120-5 S. LAKE SHORE DRIVE, LAKE GENEVA, WI 53147

NOTE: PROPERTY IS IN A PLANNED DEVELOPMENT DISTRICT. A CONVERSATION WITH THE BUILDING INSPECTOR ON 4-22-21, IN WHICH THIS OFFICE INDICATED THAT A SINGLE FAMILY RESIDENTIAL DWELLING WOULD LIKELY BE BUILT ON THE SUBJECT PROPERTY, REVEALED THAT THE SETBACKS WOULD LIKELY BE THOSE OF THE SR-4 DISTRICT. THE SR-4 DISTRICT REQUIRES A 25' MINIMUM STREET YARD, 30' MINIMUM SIDE YARD AND 6' MINIMUM SIDE YARD, WITH BOTH SIDE YARDS TOTALING A MINIMUM OF 15'. HOWEVER, DOCUMENT #38926 SEEMS TO REFERENCE 7.5' MINIMUM SIDE YARDS, TOTALING A MINIMUM OF 15', WHICH WAS USED HEREON.

CURVE DATA

C1
RADIUS = 247.76'
CHORD = 23.83' (23.89')
CHORD BEARING = N86°04'11"E (N85°55'47"E)

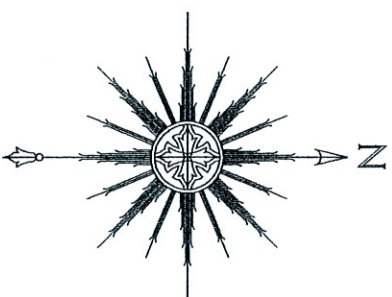
C2
RADIUS = 175.80'
CHORD = 78.86' (78.93')
CHORD BEARING = N70°08'32"E (N70°11'41"E)



LEGEND

- FOUND CONCRETE MONUMENT (IRON PIPE IN CONCRETE)
- FOUND 1-5/16" O.D. IRON PIPE
- FOUND 3/4" D.I.A. IRON ROD
- () RECORDED AS

BEARINGS HEREON RELATE TO THE SOUTH PROPERTY LINE OF UNIT 5 OF SOMERSET CONDOMINIUM. ASSUMED BEARING OF NORTH 89°34'00" WEST AS PLATTED.



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.



SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

0 15' 30' 60'
SCALE: 1" = 30'

THOMAS L. SATTER S-2850
APRIL 26, 2021 032109
DATE JOB NUMBER