

PLAT OF SURVEY

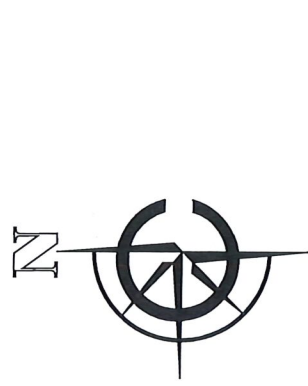
LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, T 2 N, R 18 E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 31, THENCE SOUTH 1061.00 FEET; THENCE EAST 133.20 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 60.00 FEET; THENCE EAST 19.80 FEET; THENCE N 4°46' E 120.20 FEET; THENCE S 30°29' E 171.35 FEET; THENCE S 39° 31' W 80.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIUS BEING 81.72 FEET AND THE CHORD BEARING S 58°37 2/3W 53.51 FEET; THENCE NORTH 57.84 FEET; THENCE WEST 19.80 FEET TO THE PLACE OF BEGINNING.
LEGAL DESCRIPTION PER WARRANTY DEED DULY RECORDED AUGUST 29, 2019 AT THE WALWORTH COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 993344.

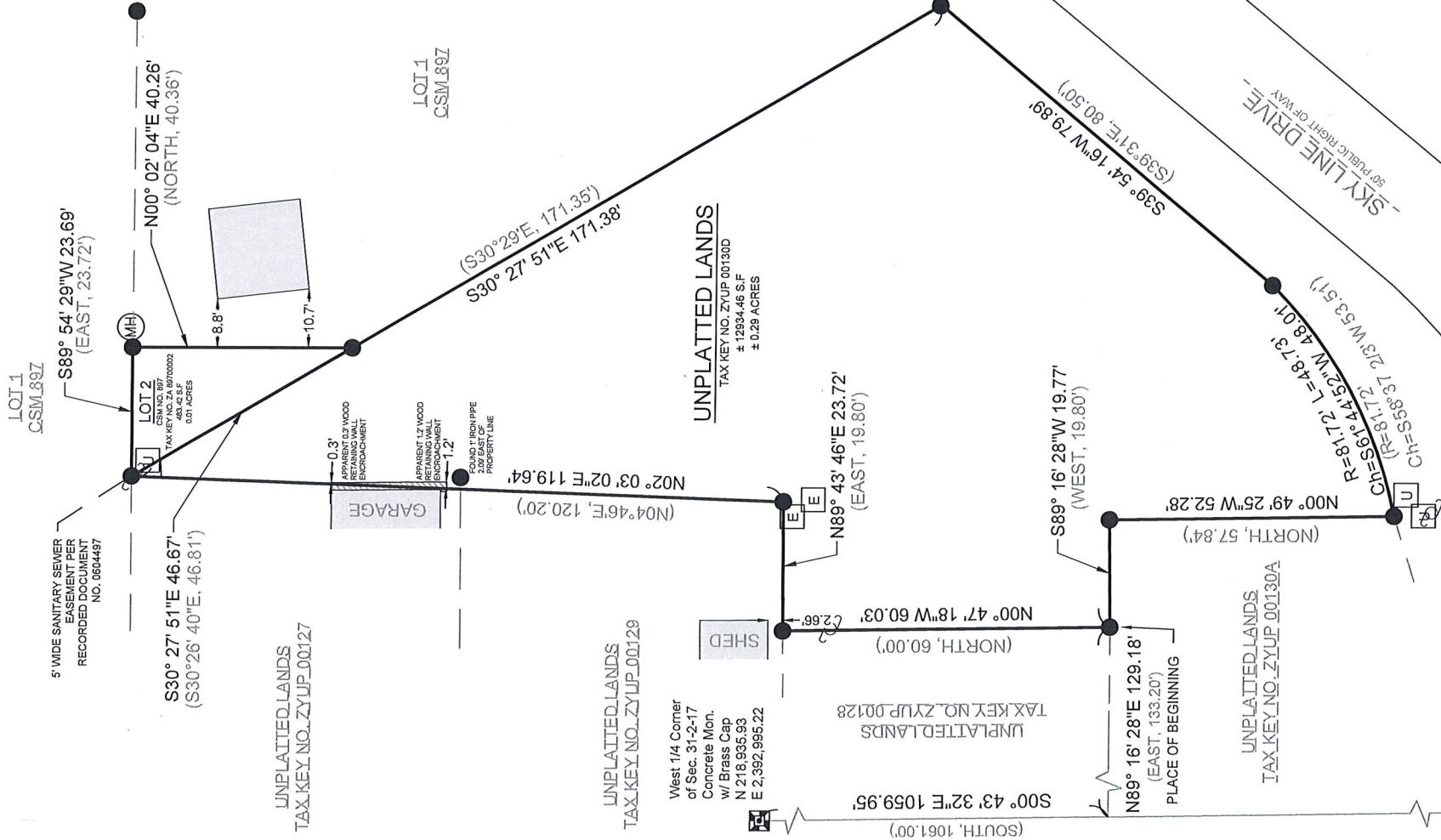
PARCEL 2:

LOT 2 OF CERTIFIED SURVEY NO. 897 RECORDED IN VOLUME 4 OF CERTIFIED SURVEYS ON PAGE 116 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY AS DOCUMENT NO. 43612, SAID LAND LYING IN SECTION 31, T2N, R18E, BEING IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



SCALE: 1" = 30'
SHEET SIZE: 11 x 17

LEGEND	
	EXISTING BUILDING
	WOOD RETAINING WALL
	FOUND ELECTRIC PEDESTAL
	FOUND FIRE HYDRANT
	FOUND WATER LID
	FOUND MANHOLE
	FOUND CONC. MONUMENT
	FOUND 1" IRON PIPE
	FOUND IRON ROD
	(xx) RECORDED AS
	UTILITY POLE
	UTILITY PEDESTAL



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

THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST ASSUMED TO BEAR S00°43' 32"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
GUSTAVO ARELLANO

PROPERTY ADDRESS:
ZYUP 00130D
LAKE GENEVA, WI 53147

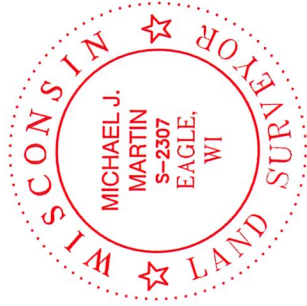
FIELD WORK COMPLETED ON:
APRIL 09, 2025

FIELD CREW CHIEF:
GARRICK OLEJNIK

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
DATE 4-9-2025



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

DATE: 04 / 09 / 2025
SHEET 1 OF 1
JOB No. 25168
RAB