

PLAT OF SURVEY

LEGAL DESCRIPTION:
LOT 10 OF VICTORIAN SQUARE, A CONDOMINIUM BEING LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

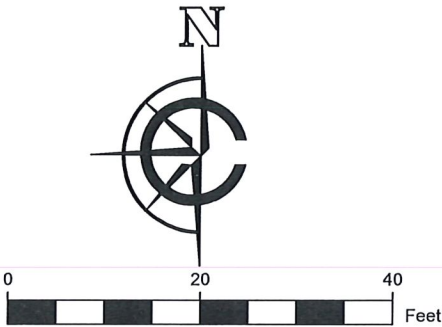
UNIT 10, TOGETHER WITH SAID UNIT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT) ALL IN VICTORIAN SQUARE CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, ON MARCH 24, 1994, IN VOLUME 629 OF RECORDS ON PAGE 2552, INCLUSIVE, AS DOCUMENT NO. 281321, AND TOGETHER WITH ANY AND ALL AMENDMENTS THERETO, 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.

COMMON AREA ROADWAY AND UTILITY EASEMENT
24' PRIVATE RIGHT OF WAY

UNIT 10
VICTORIAN SQUARE
TAX KEY NO. ZVS 00010
11,065.70 S.F
0.25 ACRES

LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH (FT)
L1	S55° 31' 26"E	10.92
RECORDED AS		
LINE NUMBER	DIRECTION	LENGTH (FT)
L1	S54° 26' 34"E	10.92

CURVE TABLE				
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD DISTANCE
C1	21.87	48.79	N54° 18' 31"E	21.68
RECORDED AS				
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD DISTANCE
C1	21.84	49.00	N55° 06' 46"E	21.65



SCALE: 1" = 20'
SHEET SIZE: 11 x 17

- LEGEND
- EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING PAVERS
 - EXISTING DECK
 - EXISTING CONCRETE
 - EXISTING STONE
 - RECORDED AS
 - FOUND 1" IRON PIPE
 - FOUND IRON ROD
 - FOUND MAGNAIL
 - EXISTING STEEL FENCE

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011). THE WESTERN PROPERTY LINE OF LOT 10 OF VICTORIAN SQUARE IS ASSUMED TO BEAR N00°27'12"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
TIANNE BATAILLE

PROPERTY ADDRESS:
951 - 10 S LAKE SHORE DRIVE
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
OCTOBER 28, 2025

FIELD CREW CHIEF:
DYLAN MARKING

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

10/29/25
DATE



CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 10 / 29 / 2025 JOB No. 25442
SHEET 1 OF 1 GMO REVISED: 10 / 29 / 2025