

PLAT OF SURVEY

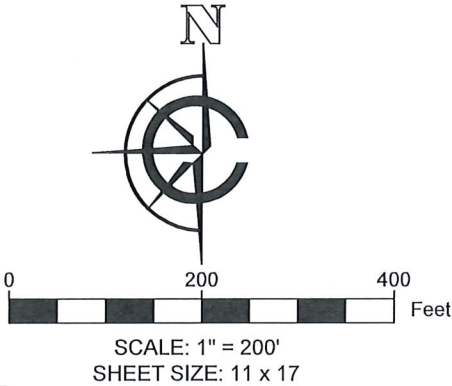
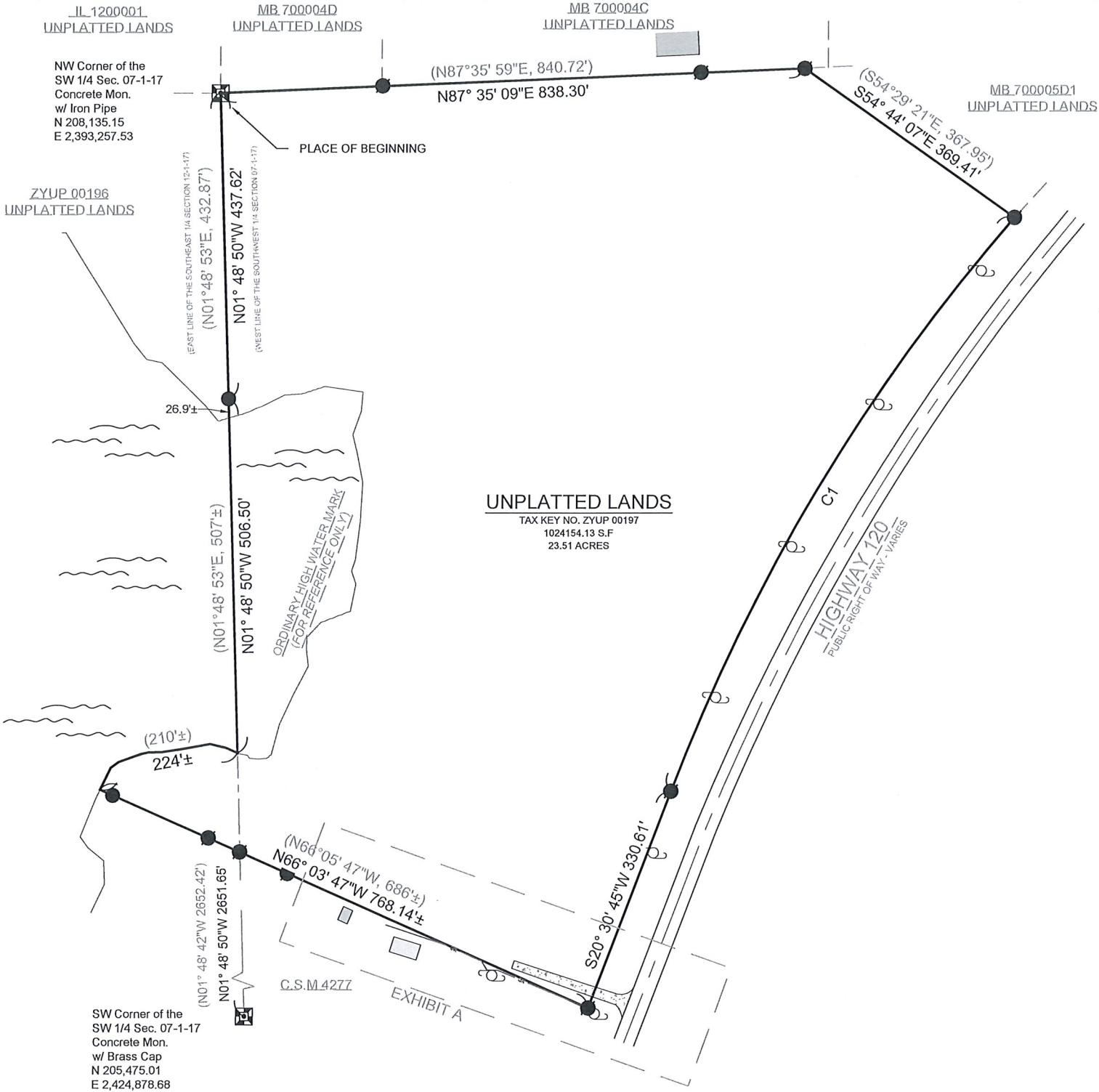
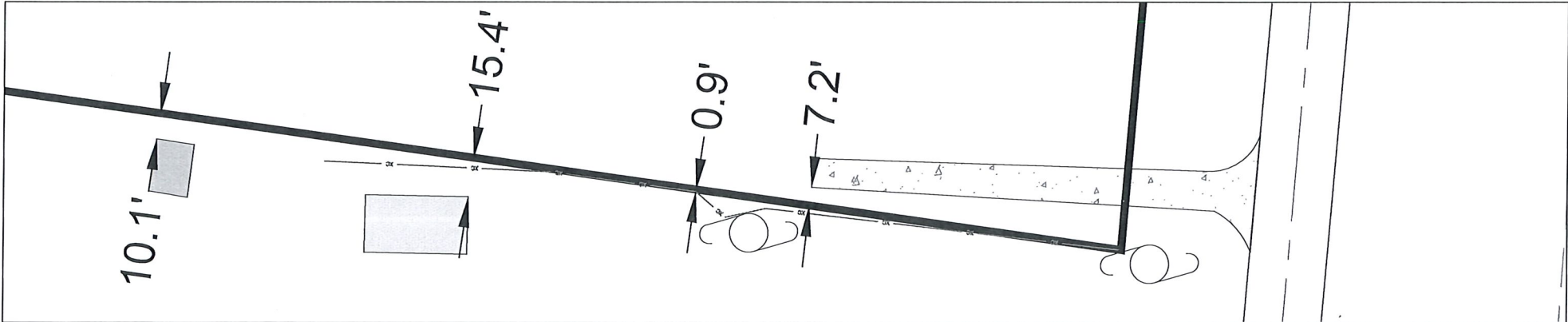
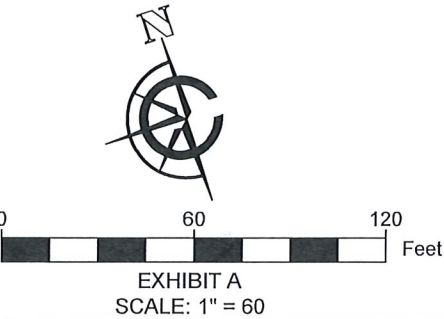
LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF SECTION 7, TOWN 1 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, BEING IN THE CITY OF LAKE GENEVA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTHWEST CORNER OF SAID SOUTHWEST 1/4, THENCE N87°35' 59"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7, TOWN 1 NORTH, RANGE 18 EAST, 840.72' FEET; THENCE S54°29' 21"E 367.95' FEET TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY "120"; THENCE 959.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2690.28 FEET AND A CHORD WHICH BEARS S30°43'08"W 954.55 FEET; THENCE S20°30' 00"W 330.61 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 4277; THENCE N66°05' 47" W 686 FEET MORE OR LESS TO THE EASTERN EDGE OF THE EXISTING POND; THENCE NORTHERLY AND EASTERLY ALONG THE EDGE OF THE POND 210 FEET MORE OR LESS TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE N1°48' 53"W 507 FEET MORE OR LESS TO A 3/4" IRON BAR WHICH REPRESENTS A MEANDER CORNER BEING 20 FEET MORE OR LESS FROM THE NORTH EDGE OF THE POND; THENCE N1°48' 53" W 432.87' TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 BEING THE PLACE OF BEGINNING.

LEGAL PER DEED; DOCUMENT NO. 1043785 PER WALWORTH COUNTY REGISTER OF DEEDS.

ATTENTION:
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION".

CURVE DATA					
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD BEARING	CHORD LENGTH (FT)
C1	959.69	2690.28	20°26'20"	S30° 43' 55"W	954.61

RECORDED CURVE DATA					
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD BEARING	CHORD LENGTH (FT)
C1	959.63	2690.28		S30° 43' 08"W	954.54



- LEGEND
- EXISTING BUILDING
 - EXISTING GRAVEL
 - WATER
 - XWD
 - FOUND 1" IRON PIPE
 - FOUND IRON ROD
 - FOUND CONC. MONUMENT
 - UTILITY POLE
 - EXISTING WOOD FENCE

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011).
THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 07-01-17 IS ASSUMED TO BEAR N01°48' 50"W.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
DUKE POTTER

PROPERTY ADDRESS:
ZYUP 00197
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
AUGUST 28, 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 9-10-25
MICHAEL J. MARTIN, PLS #2307 DATE



CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 09 / 10 / 2025 JOB No. 25413
SHEET 1 OF 1 RAB