

PLAT OF SURVEY

LEGAL DESCRIPTION:
THE SOUTH 22-1/2 (22.50) FEET OF LOT 1 IN BLOCK 31 OF THE ORIGINAL PLAT OF THE VILLAGE OF GENEVA (NOW CITY OF LAKE GENEVA), WISCONSIN; ALSO A RIGHT-OF-WAY, IN COMMON WITH OTHERS, OVER AND ACROSS THE STRIP OF LAND 22-1/2 (22.50) FEET NORTH AND SOUTH AND 10 FEET EAST AND WEST ADJOINING THE ABOVE TRACT AND BEING IN LOT 2 IN SAID BLOCK 31 IN THE ORIGINAL PLAT OF THE VILLAGE OF GENEVA (NOW CITY OF LAKE GENEVA), COUNTY OF WALWORTH, WISCONSIN. SAID ORIGINAL PLAT BEING A SUBDIVISION DULY RECORDED DECEMBER 23, 1870 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY AS DOCUMENT NO. C001S04A



SCALE: 1" = 10'
SHEET SIZE: 11 x 17

	EXISTING BUILDING	<input checked="" type="checkbox"/>	FOUND COMM. PEDESTAL
	EXISTING ASPHALT	<input checked="" type="checkbox"/>	FOUND UTILITY PEDESTAL
	EXISTING CONCRETE	<input checked="" type="checkbox"/>	FOUND ELECTRIC PEDESTAL
	EXISTING PAVERS	<input checked="" type="checkbox"/>	FOUND MANHOLE
{ xx }	RECORDED AS	<input checked="" type="checkbox"/>	FOUND CUT-CROSS
	FOUND STORM DRAIN	<input checked="" type="checkbox"/>	SET CUT-CROSS
		<input checked="" type="checkbox"/>	FOUND WATER VALVE

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

EASTERLY PROPERTY LINE OF LOT 1, BLOCK 31 ASSUMED TO BEAR NOO° 00' 19"W

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
SHADI QATTAWI

PROPERTY ADDRESS:
140 BROAD ST
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
JUNE 27, 2025

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

7/1/2025

The logo for Cardinal Plan Survey Engineer features a stylized 'C' and 'P' intertwined within a circle, with the word 'CARDINAL' written vertically along the left side of the circle. To the right of the logo, the company name 'CARDINAL PLAN | SURVEY | ENGINEER' is written in a bold, sans-serif font. Below this, the address '526 S WELLS STREET, LAKE GENEVA, WI 53147' is listed, followed by the phone number '262-757-8776' and the website 'PLANSURVEYENGINEER.COM'.

DATE: 06 / 30 / 2025 JOB No. 25328
SHEET 1 OF 1 ARD