PLAT OF SURVEY

LOCATED IN THE NE 1/4 AND THE NW 1/4
OF THE NW 1/4 OF SECTION 1, TOWN 1 NORTH,
RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

GRID NORTH
WISCONSIN COORDINATE SYSTEM
SOUTH ZONE

4. The land referred to in this Commitment is described as follows:

Lot 1, Block 1, EXCEPTING the Westerly 7 feet, thereof Lakewood Trails Subdivision located in the NE ¼ and NW ¼ of the NW ¼ of Section 1, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin.

Tax Key No. WLAK 00001

OUTLOT 1

LOT 1
33,142 S.F.

LOT 2

BLOCK 1

EXISTING RESIDENCE

WOOD DECK

WOOD STEPS

CONCRETE

CONCRETE

N 66-53-59 E 215.32'
N 66-53-59 E 207.53'

10' UTILITY EASEMENT

10' UTILITY EASEMENT

15' SIDE YARD

30' STREET YARD

20.4'

150'

S 35-02-14.5 E
RADIUS=183.00'
ARC=76.25'

75.70'

REAR YARD LIMIT

160'

15' SIDE YARD

S 43-01-36 W 251.22'

29.1'

18.6'

6.6'

6.9'

10.8'

6.8'

1.1'

8.6'

11.2'

14.0'

22.3'

35.5'

22.6'

20.7'

1.7'

29.2'

36.5'

EXISTING MANHOLE

GATE VALVE

EDGE OF PAVEMENT

LAKEWOOD DRIVE
66' WIDE

EXTG. 8" SANI. SEWER

EXTG. 8" WATERMAIN

CENTER LINE

HYDRANT W/ AUX. VALVE

EXISTING MANHOLE

ELEC. BOX
CATV BOX

TC BOX

THEATRE ROAD
66' WIDE

25' LANDSCAPE BUFFER, UTILITY, & WALKWAY EASEMENT

7' WIDE STRIP OF LAND DEDICATED FOR RIGHT OF WAY

NO DIRECT VEHICULAR ACCESS TO THEATRE ROAD

N 02-54-11 E 159.88'

N 02-54-11 E 159.88'

1.79'

20' LANDSCAPE BUFFER & GENERAL EASEMENT

7.00'

TC BOX

N 88-54-47 W 71.21'
N 88-54-47 W 78.21'
(N 88-54 W)

10 5 0 10 20 30 40 50 60 70 80 90 100
MAP SCALE IN FEET ORIGINAL 1" = 20'

RECEIVED
MAY 27 2010
By SMC

O = FOUND IRON PIPE STAKE 1" DIA.
● = FOUND IRON REBAR STAKE 3/4"
⊡ = FOUND CONCRETE COUNTY MONUMENT
⌀ = SET IRON REBAR STAKE
(XXX) = RECORDED AS

NOTE: GENERAL EASEMENT IS A COMBINATION OF UTILITY, DRAINAGE, AND WALKWAY EASEMENTS.

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

SURVEYED 06-19-1998
RESURVEYED 08-31-2006
05-25-2010 RESURVEYED & RECERTIFIED

PETER S. GORDON

PLAT OF SURVEY
LOT 1 BLOCK 1
LAKEWOOD TRAILS SUBDIVISION

WORK ORDERED BY
MARILYN MOHNS
KEEFE REAL ESTATE
1155 EAST GENEVA STREET
DELAVAN, WI 53115

FARRIS, HANSEN & ASSOCIATES, INC
Engineering, Architecture, Surveying
7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5886

REVISIONS
11/07/97 - SHOW PROPOSED RESIDENCE

PROJECT NO. 3836.01-01
DATE: 08/19/96
SHEET NO. 1 OF 1

WLAK-1

011-2319