PLAT OF SURVEY
—OF—

PART OF LOT 6 OF OBSERVATORY SUBDIVISION, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6 OF OBSERVATORY SUBDIVISION AND A FOUND IRON PIPE; THENCE S 87°14'20" W ALONG THE SOUTH LINE OF GENEVA STREET 60.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS; THENCE S 00°55'56" E, 176.98 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 221763; THENCE S 87°19'26" W ALONG SAID NORTH LINE 60.60 FEET; THENCE N 00°55'56" W, 176.89 FEET TO THE SOUTH LINE OF GENEVA STREET; THENCE N 87°14'20" E, 60.60 FEET TO THE POINT OF BEGINNING.

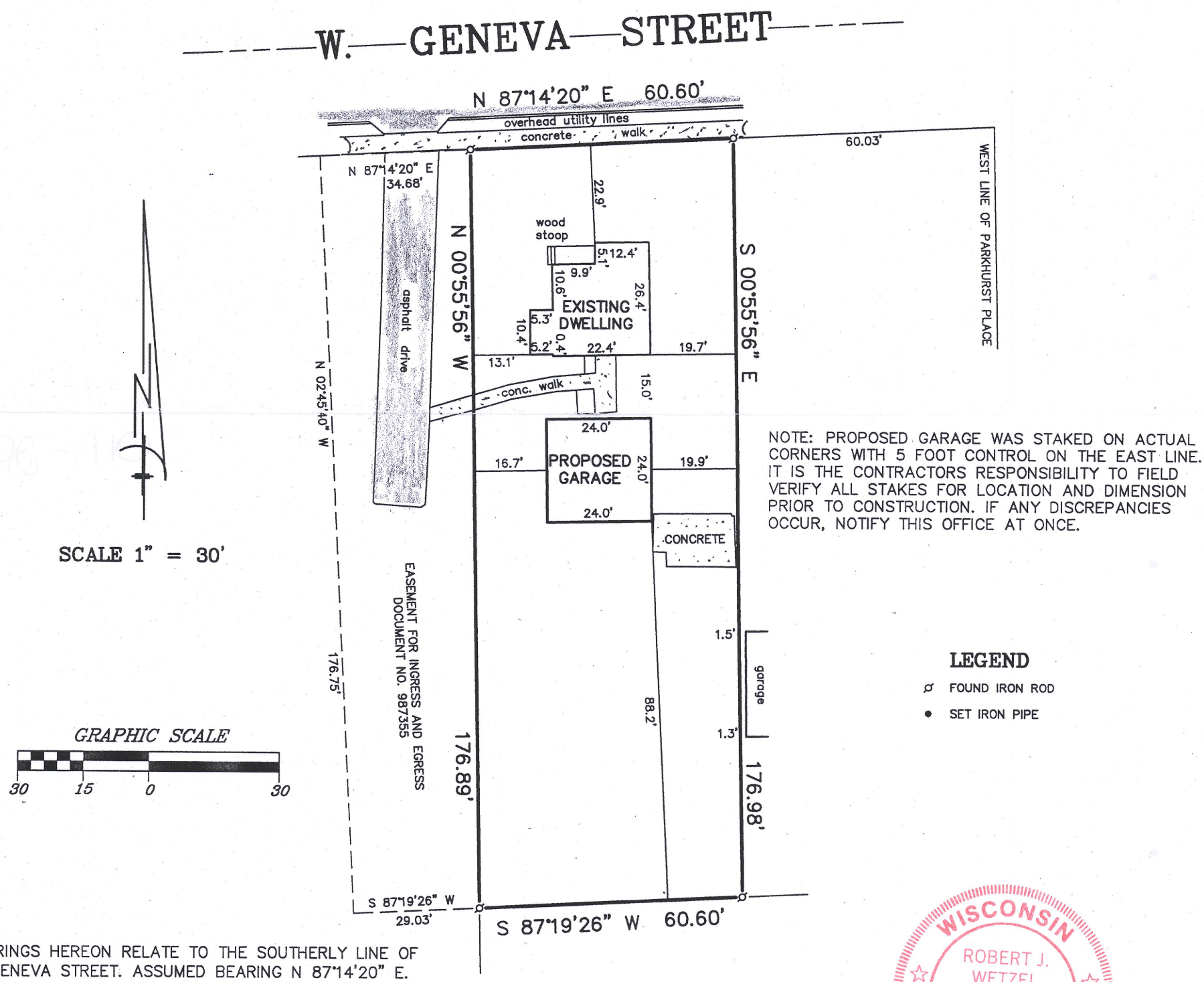
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS REFERENCED IN DRIVEWAY ACCESS AND ENCROACHMENT EASEMENT AGREEMENT DATED MAY 22, 2019 AND RECORDED MAY 24, 2019 AS DOCUMENT NO. 987355, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6 OF OBSERVATORY SUBDIVISION AND A FOUND IRON PIPE; THENCE S 87°14'20" W ALONG THE SOUTH LINE OF GENEVA STREET 120.63 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS; THENCE S 00°55'56" E, 176.89 FEET; THENCE S 87°19'26" W, 29.03 FEET; THENCE N 02°45'40" W, 176.75 FEET TO THE SOUTH LINE OF GENEVA STREET; THENCE N 87°14'20" E, 34.68 FEET TO THE POINT OF BEGINNING.

SURVEY ADDRESS: 345 W. GENEVA ST.

SURVEY FOR: MARKET STREET CAPITAL LLC



SCALE 1" = 30'

NOTE: PROPOSED GARAGE WAS STAKED ON ACTUAL CORNERS WITH 5 FOOT CONTROL ON THE EAST LINE. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL STAKES FOR LOCATION AND DIMENSION PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES OCCUR, NOTIFY THIS OFFICE AT ONCE.

LEGEND

- FOUND IRON ROD
- SET IRON PIPE

BEARINGS HEREON RELATE TO THE SOUTHERLY LINE OF W. GENEVA STREET. ASSUMED BEARING N 87°14'20" E.

"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

WISCONSIN ROBERT J. WETZEL S-1778 BURLINGTON, WI LAND SURVEYOR

RECEIVED JUL 13 2020 By SMF

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

B.W. SURVEYING, INC.
LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

ROBERT J. WETZEL S-1778

MARCH 17, 2020 — DATE

10076 — JOB NUMBER

WOB-13

011-2961