

PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 17 EAST, IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
LOT 179 OF CEDAR POINT PARK AS RECORDED IN DOCUMENT No. 259206 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

LOT 15
HARBOR VIEW SUBDIVISION

POTOWATOMI ROAD
50' PRIVATE RIGHT-OF-WAY

CLEVELAND PARKWAY
50' PRIVATE RIGHT-OF-WAY

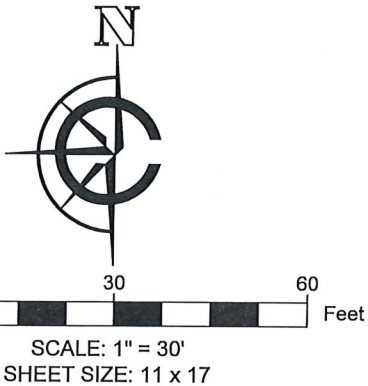
PROPOSED ADDITION
CLEVELAND PARKWAY
35' PRIVATE RIGHT-OF-WAY
2562.69 S.F.
0.06 ACRES

LOT 179
CEDAR POINT PARK
TAX KEY NO. WCP 00151A

LOT 180
CEDAR POINT PARK

LOT 178
CEDAR POINT PARK

MCKINLEY COURT
25' PRIVATE RIGHT-OF-WAY



- LEGEND
- | | | | |
|-----------|-------------------|---|----------------------|
| [Pattern] | EXISTING BUILDING | ● | FOUND 1" IRON PIPE |
| [Pattern] | EXISTING ASPHALT | ⬤ | FOUND IRON ROD |
| [Pattern] | EXISTING CONCRETE | ⬤ | FOUND CONC. MONUMENT |
| [Pattern] | EXISTING PAVERS | ⬤ | UTILITY POLE |
| [Pattern] | EXISTING GRAVEL | | |
| [Pattern] | EXISTING DECK | | |
| (xx) | RECORDED AS | | |
| xc | EXISTING FENCE | | |
| ctv | OVERHEAD LINE | | |
| - - - | RIGHT-OF-WAY | | |

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

THE SOUTHERLY LOT LINE OF LOT 179 OF CEDAR POINT PARK
SUBDIVISION IS ASSUMED TO BEAR S49°20'40"W.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
WILLIAM MELZER

PROPERTY ADDRESS:
704 MCKINLEY COURT
WILLIAMS BAY, WISCONSIN

FIELD WORK COMPLETED ON:
SEPTEMBER 23, 2024

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY
AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR
BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES,
APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

PAUL H VAN HENKELUM, PLS #1931

DATE



CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 10 / 03 / 2024
SHEET 1 OF 1

JOB No. 24327
LWG