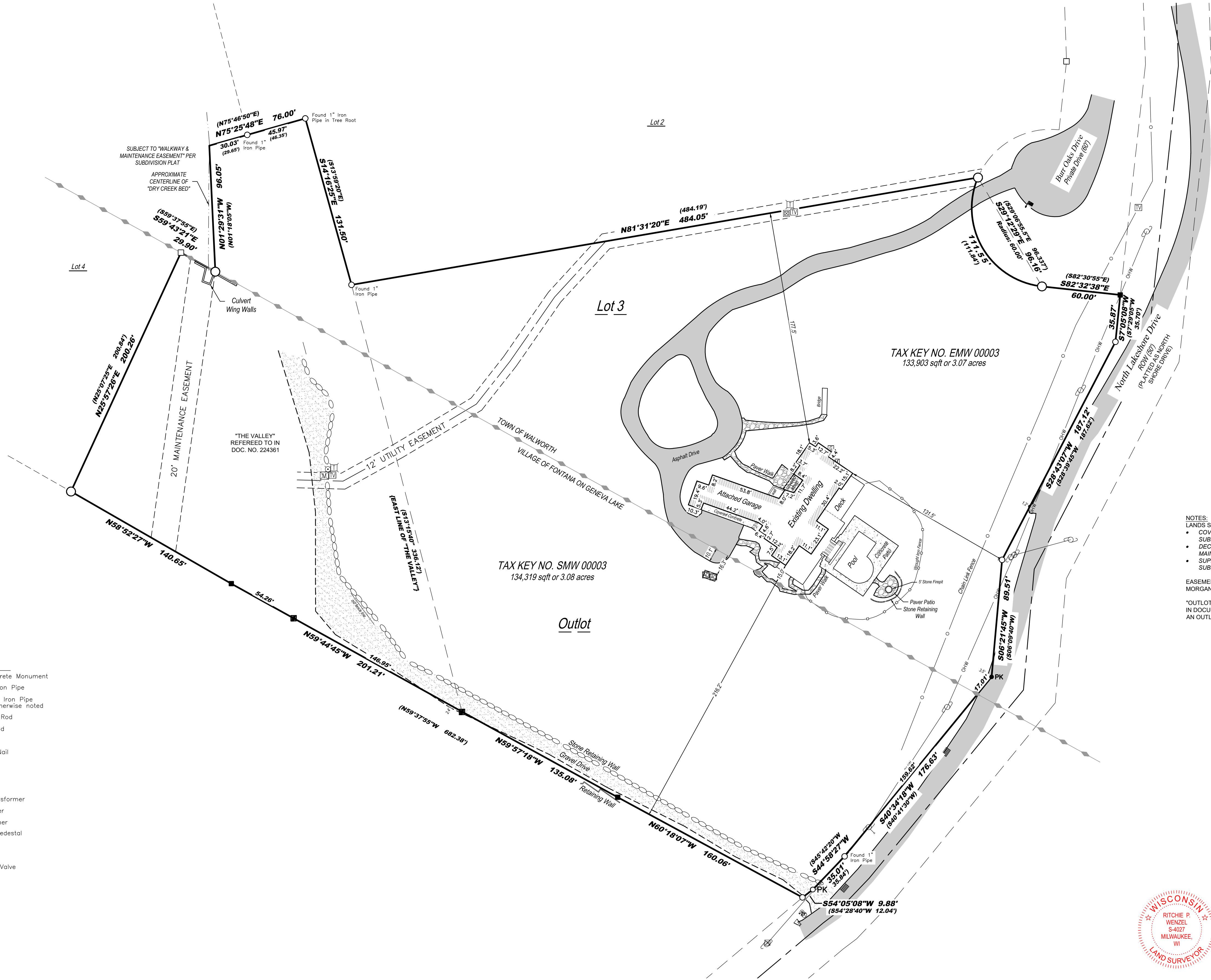


- Legend:
- Found Concrete Monument
 - Found 2" Iron Pipe
 - Found 1 1/2" Iron Pipe unless otherwise noted
 - Found Iron Rod
 - Set Iron Rod
 - Set PK Nail
 - Found PK Nail
 - Utility Pole
 - Guy Anchor
 - Light Pole
 - Electric Transformer
 - Electric Meter
 - Air Conditioner
 - Telephone Pedestal
 - TV Pedestal
 - Fire Hydrant
 - Water Main Valve
 - Storm Inlet
 - End Section
 - Gas Meter
 - Mail Box



- NOTES:
- LANDS SHOWN ON THIS SURVEY ARE SUBJECT TO:
- COVENANTS AND RESTRICTIONS TO LOTS 1, 2, 3, 4 AND 5 MORGAN WOODS SUBDIVISION LISTED ON SHEET 2 OF DOCUMENT NO. 220758
 - DECLARATION AND CREATION OF EASEMENTS AND ESTABLISHMENT OF MAINTENANCE AND IMPROVEMENT FUNDS AS LISTED ON DOCUMENT NO. 220759
 - SUPPLEMENTAL COVENANTS AND RESTRICTIONS FOR MORGAN WOODS SUBDIVISION AS LISTED ON DOCUMENT NO. 224361
- EASEMENTS SHOWN ARE AS DEPICTED ON THE FINAL SUBDIVISION PLAT FOR MORGAN WOODS.
- "OUTLOT" AS SHOWN ON PLAT OF MORGAN WOODS. THE OUTLOT IS NOT MENTIONED IN DOCUMENTS OF RECORD THAT ARE SUPPLEMENTAL TO MORGAN WOODS, NOR IS AN OUTLOT OF MORGAN WOODS MENTIONED IN A DEED OF RECORD.

NOTE:

SOUTHWEST LINE RETRACED FROM PREVIOUS SURVEY BY FARRIS, HANSEN & ASSOCIATES DATED 06/24/2008. THE SOUTHWEST LINE WAS PLATTED AS A STRAIGHT LINE. MONUMENTS FOUND ALONG THIS LINE, HELD FOR BOUNDARY LINES FOR PROPERTIES SOUTHERLY, CAUSE ANGLE POINTS IN THIS BOUNDARY LINE.

BEARINGS HEREON RELATE TO THE NORTH LINE OF LOT 3 OF MORGAN WOODS RUNNING WEST FROM BURR OAKS DRIVE; ASSUMED BEARING NORTH 81°31'20" EAST.



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027

Revised: September 12, 2024
September 3, 2024

Plat of Survey for Bennett Rosenthal

0 40'
SCALE

Project No.
24.5077
Field Work Date: 08/19/24
Field Work: Seth

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

Legal Description:

PARCEL 1:
LOT 3 OF MORGAN WOODS, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 N., RANGE 12 E., MERIDIAN 12 W., COUNTY OF WALWORTH, STATE OF WISCONSIN, AND PART OF LOT 3 OF MORGAN WOODS, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 N., RANGE 12 E., MERIDIAN 12 W., COUNTY OF WALWORTH, STATE OF WISCONSIN, ALL LOCATED IN TOWN OF WALWORTH AND VILLAGE OF FONTANA, WALWORTH COUNTY, WISCONSIN.

PARCEL 2:
SPLIT PLAT OF SUBDIVISION OF MORGAN WOODS REFERRED TO ABOVE.

PARCEL 3:
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PARCEL 4:
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PARCEL 5:
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PARCEL 11:
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PARCEL 12:
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PARCEL 13:
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PARCEL 14:
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N2005 North Lakeshore Drive, Fontana-On-Geneva Lake, WI