

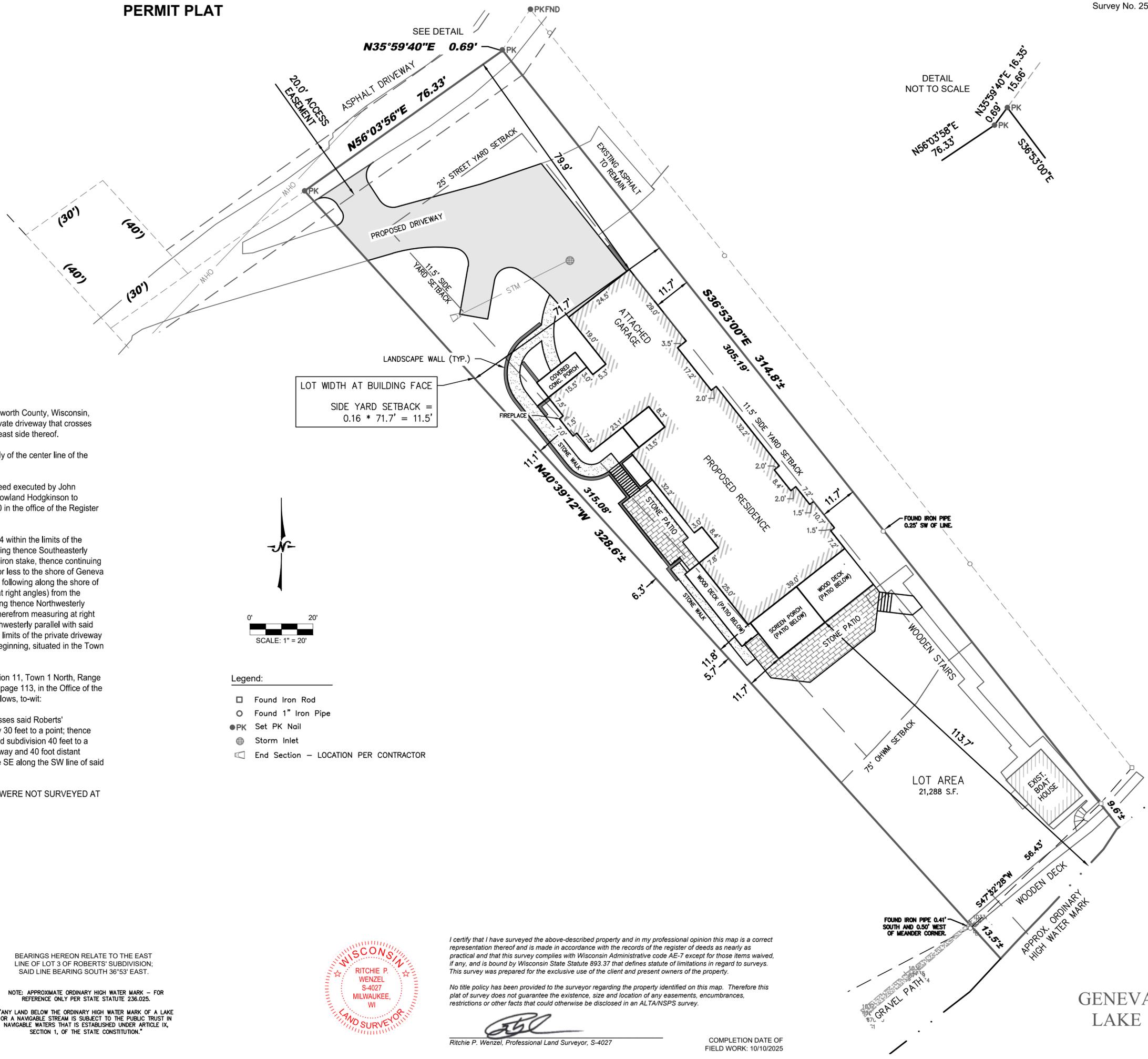
PERMIT PLAT

Revised: December 4, 2025
November 6, 2025
November 5, 2025
October 29, 2025
October 22, 2025

LOCATION: N1960 N. Lake Shore Drive
Fontana, WI 53125

PREPARED FOR: Brian Spath - Reed Construction

TAX ID: ERB 00001C



LOT WIDTH AT BUILDING FACE
SIDE YARD SETBACK =
 $0.16 * 71.7' = 11.5'$



- Legend:**
- Found Iron Rod
 - Found 1" Iron Pipe
 - PK Set PK Nail
 - ⊕ Storm Inlet
 - ⚡ End Section - LOCATION PER CONTRACTOR

PROPERTY DESCRIPTION:
All of Lot Three (3) of Roberts' Subdivision, Town of Walworth, Walworth County, Wisconsin, located Southeastly from the center line of the 20 foot road or private driveway that crosses said subdivision, EXCEPT a strip of land 15 feet wide off the Northeast side thereof.

All of Lot Four (4) of said Roberts' Subdivision located Southeastly of the center line of the 20-foot road or private driveway that crosses said subdivision.

EXCEPTING THEREFROM that portion described in that certain deed executed by John Roberts and Margaret S. Roberts, John Oake Roberts and Maria Howland Hodgkinson to Joseph J. Cunningham, of record in Vol. 205 of Deeds on page 550 in the office of the Register of Deeds of Walworth County, Wisconsin, to-wit:

Commencing at an iron stake in the Southwesterly side of said Lot 4 within the limits of the 20-foot road or private driveway that crosses said subdivision, running thence Southeastly following along the Southwesterly side of said Lot 4, 317 feet to an iron stake, thence continuing Southeastly in said Southwesterly line of said Lot 4, 3 feet more or less to the shore of Geneva Lake at low water mark, running thence in a Northeastly direction following along the shore of said lake at low water mark to a point which is 75 feet (measuring at right angles) from the Southeastly extension of the Southwesterly line of said Lot, running thence Northwestly parallel with the Southwesterly line of said Lot and 75 feet distant therefrom measuring at right angles 7 feet, more or less to an iron stake, thence continuing Northwestly parallel with said Southwesterly line of said Lot 4, 324 feet to an iron stake within the limits of the private driveway aforesaid, running thence Southwesterly 75.1 feet to the place of beginning, situated in the Town of Walworth.

Also a part of Lot 4 of said Roberts' Subdivision located in the Section 11, Town 1 North, Range 16 East, according to the recorded plat thereof in Vol. 6 of Plats on page 113, in the Office of the Register of Deeds of Walworth County, Wisconsin, described as follows, to-wit:

Commence at a stake in the center of the private driveway that crosses said Roberts' Subdivision thence NE along the centerline of said private driveway 30 feet to a point; thence NW parallel with and 30 feet distant from the SW line of Lot 4 of said subdivision 40 feet to a point; thence SW on a line parallel with the center line of said driveway and 40 foot distant therefrom 30 feet to the SW line of Lot 4 of said subdivision; thence SE along the SW line of said Lot 4 of said subdivision to the point of beginning.

NOTE: THE 30 FOOT BY 40 FOOT LANDS DESCRIBED ABOVE WERE NOT SURVEYED AT THIS TIME.

BEARINGS HEREON RELATE TO THE EAST LINE OF LOT 3 OF ROBERTS' SUBDIVISION; SAID LINE BEARING SOUTH 36°53' EAST.

NOTE: APPROXIMATE ORDINARY HIGH WATER MARK - FOR REFERENCE ONLY PER STATE STATUTE 236.025.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



I certify that I have surveyed the above-described property and in my professional opinion this map is a correct representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

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

COMPLETION DATE OF FIELD WORK: 10/10/2025

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LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

GENEVA LAKE