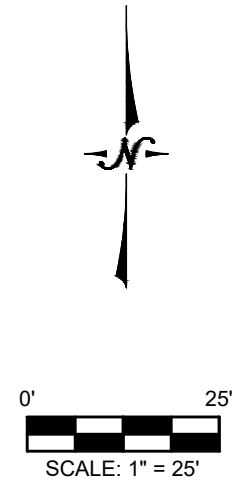
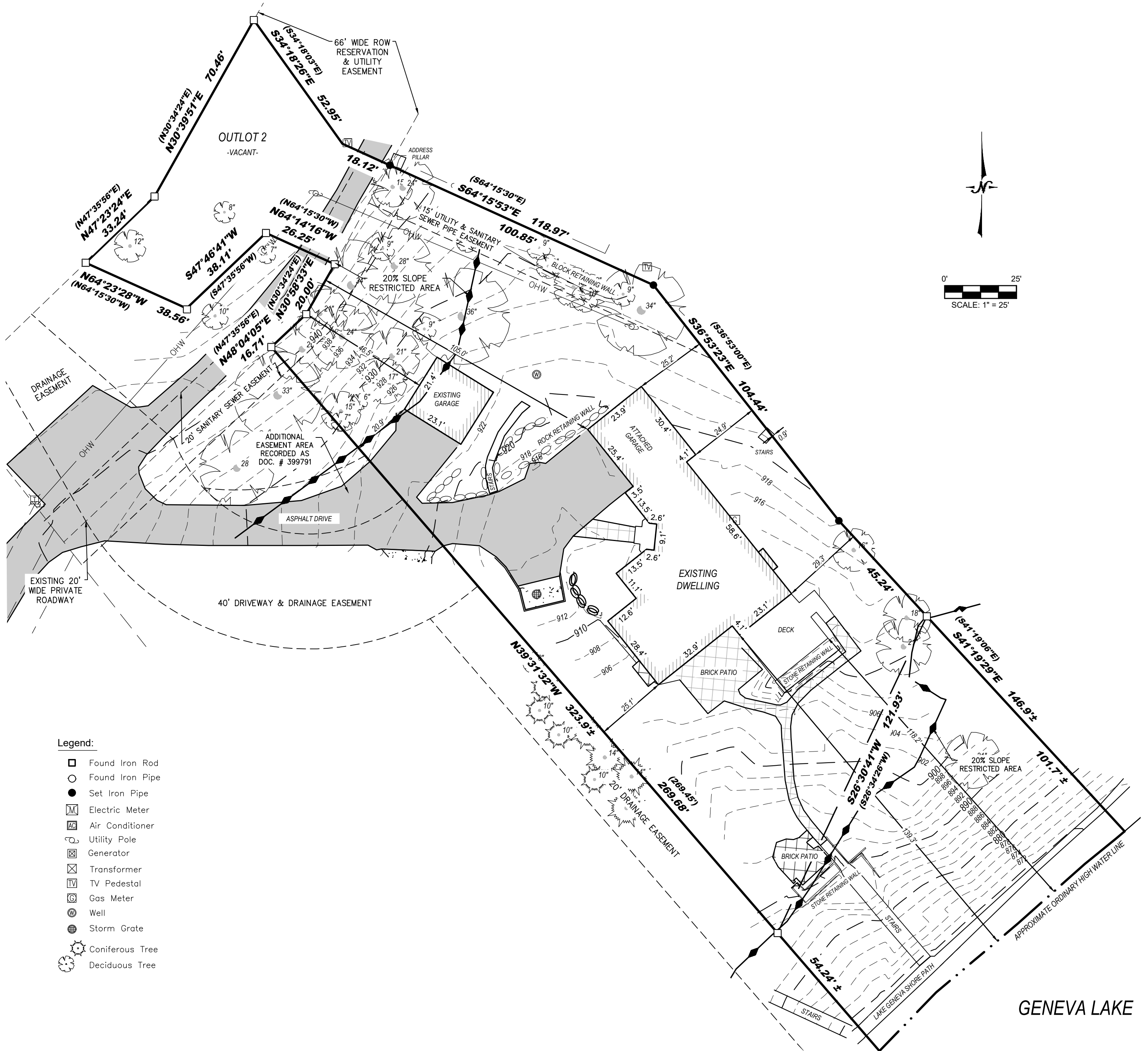


LOCATION: N1982 N Lakeshore Dr  
 Fontana, Wisconsin  
 PREPARED FOR: Abacus Architects  
 PROPERTY DESCRIPTION:  
 LOT 4, TOGETHER WITH OUTLOT 2, OF ANGELS FLIGHT SUBDIVISION, A RE-DIVISION OF LOT 4 MOGG'S SUBDIVISION AND LOTS 2 AND 3 OF EDWARD UIHEIN'S SUBDIVISION LOCATED IN PART OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 1 NORTH, RANGE 16 EAST, TOWN OF WALWORTH, COUNTY OF WALWORTH, STATE OF WISCONSIN, TOGETHER WITH A 40-FOOT DRIVEWAY EASEMENT OVER AND ACROSS LOT 5 OF ANGELS FLIGHT SUBDIVISION AS SHOWN ON SAID PLAT AND DESCRIBED IN DRIVEWAY AND DRAINAGE EASEMENT ADDITION, RECORDED NOVEMBER 25, 1998 AS DOCUMENT NO. 399791. TAX ID: EANG 00004 & EANG 00009



Legend:

- Found Iron Rod
- Found Iron Pipe
- Set Iron Pipe
- Ⓜ Electric Meter
- Ⓐ Air Conditioner
- Ⓜ Utility Pole
- Ⓜ Generator
- Ⓜ Transformer
- Ⓜ TV Pedestal
- Ⓜ Gas Meter
- Ⓜ Well
- Ⓜ Storm Grate
- Ⓜ Coniferous Tree
- Ⓜ Deciduous Tree

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."

ALL EASEMENT & SLOPE RESTRICTIONS SHOWN PER ANGELS FLIGHT SUBDIVISION UNLESS NOTED OTHERWISE.

BEARINGS HEREON RELATE TO THE WEST LINE OF LOT 4 OF ANGELS FLIGHT SUBDIVISION; ASSUMED BEARING NORTH 39°31'32\"/>

NOTES PER SUBDIVISION PLAT:

- 1) WHEN PUBLIC SEWER IS AVAILABLE ALL LOTS SHALL BE REQUIRED TO CONNECT TO SAID PUBLIC SEWER WITHIN 12 MONTHS FROM THE TIME OF SAID AVAILABILITY.
- 2) LOTS 3, 4, AND 5 ARE HEREBY RESTRICTED IN THAT NO LAKE ACCESS OVER THESE LANDS BY OTHERS SHALL BE PERMITTED.
- 3) PIPING FOR A SANITARY SYSTEM FOR LOT 4 AND REPLACEMENT SYSTEMS FOR LOTS 3 AND 5 SHALL BE INSTALLED IN THE EXISTING GRAVEL DRIVE ALONG THE SOUTHWESTERLY LINE OF LOT 6 IMMEDIATELY AFTER WHICH RESTORATION WORK (ALL TO BE COMPLETED PRIOR TO FINAL PLAT RECORDING) SHALL BE COMPLETED AND INSPECTED BY THE WALWORTH COUNTY SOIL CONSERVATION SERVICE IN ACCORDANCE WITH PERMIT CONDITIONS
- 8) LOTS 4 & 5 MUST COMPLY WITH ALL REQUIREMENTS OF R-1 ZONING, REGARDLESS OF THE VARIANCE GRANTED FOR LOT WIDTH.



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: 12/23/2025

P:\Shoreline\1 - Projects\2025\25.5079 - Abacus - N1982 N Lakeshore Drive - Fontana\CAD\Design\25.5079\_S.dwg

**LYNCH & ASSOCIATES**  
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