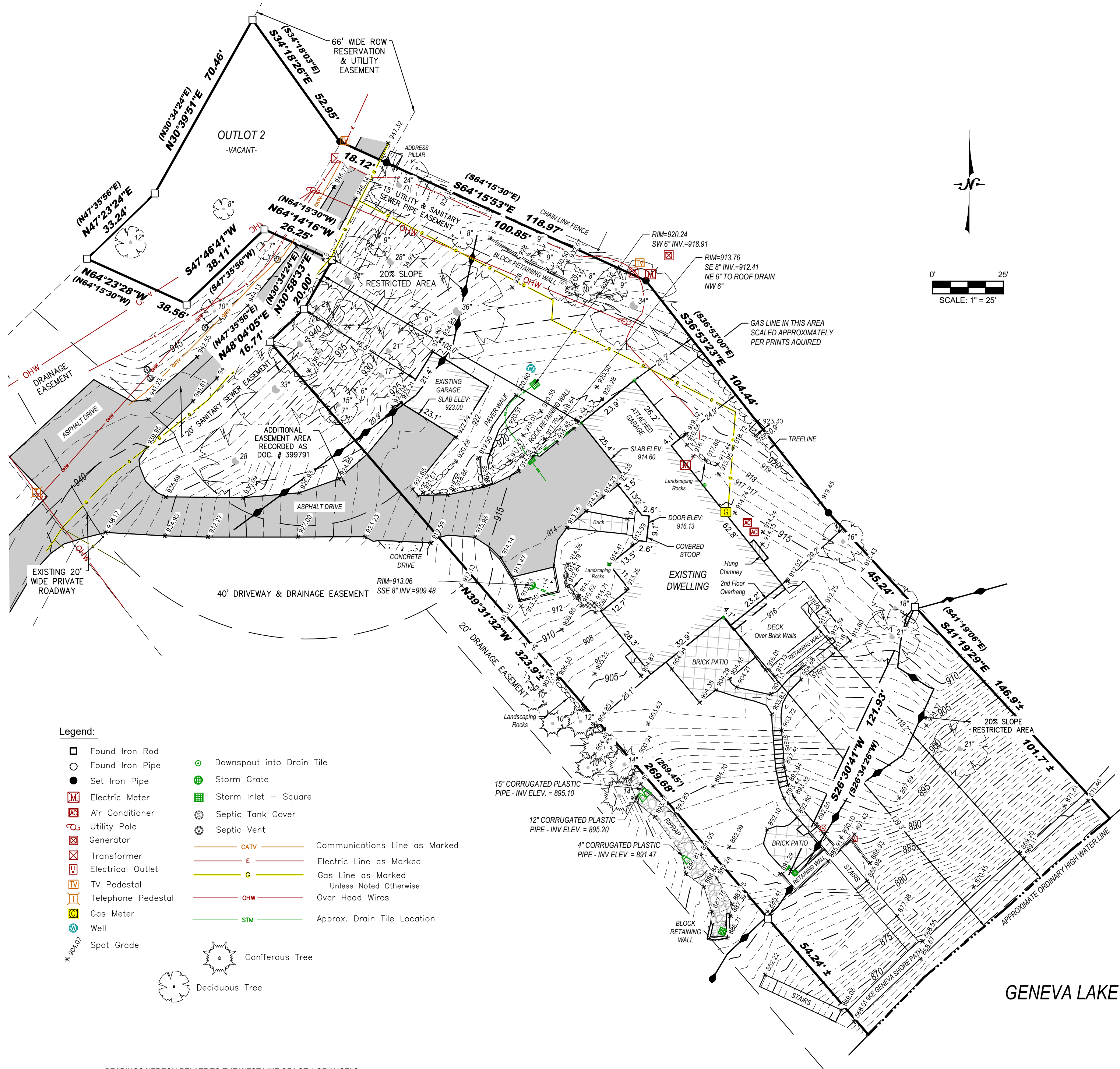


LOCATION: N1982 N Lakeshore Dr
Fontana, Wisconsin
PREPARED FOR: Abacus Architects
PROPERTY DESCRIPTION:
LOT 4, TOGETHER WITH OUTLOT 2, OF ANGELS FLIGHT SUBDIVISION, A RE-DIVISION OF
LOT 4 MOGG'S SUBDIVISION AND LOTS 2 AND 3 OF EDWARD UIHEIN'S SUBDIVISION
LOCATED IN PART OF GOVERNMENT LOT 1, SECTION 11, 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
 - Electrical Outlet
 - TV Pedestal
 - Telephone Pedestal
 - Gas Meter
 - Well
 - Spot Grade
 - Downspout into Drain Tile
 - Storm Grate
 - Storm Inlet - Square
 - Septic Tank Cover
 - Septic Vent
 - CATV Communications Line as Marked
 - E Electric Line as Marked
 - G Gas Line as Marked Unless Noted Otherwise
 - OHW Over Head Wires
 - STM Approx. Drain Tile Location
 - Coniferous Tree
 - Deciduous Tree

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

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.

UTILITIES DISCLAIMER: The locations of underground utilities shown hereon are based on visible surface evidence, utility markings, available plans, and/or information provided by others. No excavation was performed and no verification of underground facilities was made. The surveyor makes no representation or warranty as to the accuracy, completeness, or existence of underground utilities. Additional utilities may exist that are not shown. The depiction of utilities on this survey is for informational purposes only and shall not be relied upon for excavation. The user of this survey is responsible for contacting Diggers Hotline (811) and the appropriate utility companies for field location and verification of all underground facilities prior to any earth-disturbing activities. The location of subsurface drain tile shown hereon is based on visible evidence and limited field observation. While reasonable efforts were made to identify and depict the apparent alignment of such features, the complete extent, depth, and configuration of the drain tile system cannot be reliably determined without invasive investigation. Accordingly, the surveyor makes no guarantee as to the accuracy or completeness of the drain tile locations depicted, and assumes no responsibility for omissions or variations that may exist.

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, Professional Land Surveyor, S-4027

COMPLETION DATE OF FIELD WORK: 4/17/2026