

LANDS THAT ARE PART OF THE
LEGAL DESCRIPTION PROVIDED
AND APPEAR TO BE PART OF
SNAKE ROAD RIGHT OF WAY
12,838 S.F.
(0.29 ACRES)

PAVED ROADWAY
SNAKE ROAD
[VARIABLE WIDTH R.O.W.]
S 89°54'50" E 202.16' [202.13']
N 75°05'55" E 118.51'
N 75°05'55" E 118.51'
N 75°05'55" E 118.51'

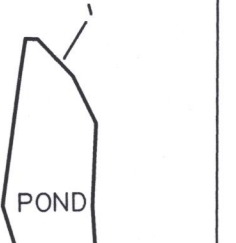


CREEK

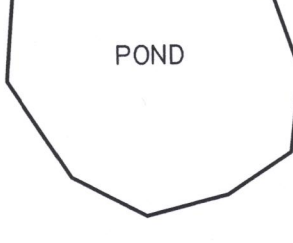
24" CMP

12" CMP

8" CMP



SANITARY SEWER
CATCH BASIN



30" CMP

RESIDENCE

SEPTIC LID

LANDS SURVEYED
883,007 S.F.
(20.27 ACRES)
DOES NOT INCLUDE APPARENT R.O.W.

PLAT OF SURVEY

Lot 5 of Mallory Springs Subdivision, located in the Northeast 1/4 and the Southeast 1/4 of Section 3, Township 1 North, Range 17 East, Walworth County, Wisconsin, and described as follows: Commencing at the Northeast corner of said Section 3; thence South 89 degrees 26 minutes 00 seconds West, 1981.11 feet; thence South 1 degree 11 minutes 00 seconds East, 597.62 feet to the centerline of Snake Road and place of beginning; thence North 75 degrees 47 minutes 35 seconds East, along centerline, 118.51 feet; thence continue along said centerline North 59 degrees 57 minutes 15 seconds East, 2.55 feet; thence South 1 degree 11 minutes 00 seconds East, 1780.23 feet; thence South 5 degrees 28 minutes 35 seconds East, 852.28 feet to the Shore of Geneva Lake; thence Southwesterly along said shore to a point that is South 1 degree 10 minutes 30 seconds East, 108.00 feet from an iron rail; thence North 1 degree 10 minutes 30 seconds West, 2959.89 feet to the Northerly right of way line of Snake Road; thence South 89 degrees 34 minutes 05 seconds East, along said Northerly line 197.17 feet; thence North 75 degrees 47 minutes 35 seconds East, 2.55 feet; thence South 1 degree 11 minutes 00 seconds East, 25.40 feet to the place of beginning.

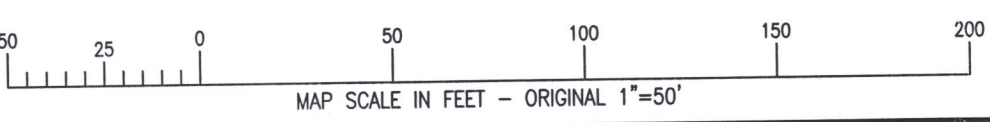
Tax Key No. IMA 00004

Address: W3415 Snake Road

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. WA-21473 DATED 6/10/2022

LEGEND

- = FOUND RAILROAD RAIL
- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- ⊠ = ELECTRIC BOX LOCATED
- ⊠ = ELECTRIC GENERATOR LOCATED
- ⊠ = TELEPHONE BOX LOCATED
- ⊠ = CABLE BOX LOCATED
- ⊠ = WELL LOCATED
- ⊠ = HYDRANT LOCATED
- ⊠ = CATCH BASIN LOCATED
- x - = METAL FENCE LOCATED
- x - = WIRE FENCE LOCATED
- {xxx} = RECORDED AS



GRID
NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (48-43)
W. CORNER OF SECTION 3, T1N, R17E, S34
S 07°25'01" E

RECEIVED
AUG - 5 2022
By: [Signature]



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 7/27/2022

Christopher A. Hodges P.L.S. 2760

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
10720

DATE
07/27/2022

SHEET NO.
1 OF 1

PLAT OF SURVEY

W3415 SNAKE ROAD
LAKE GENEVA, WISCONSIN

- WORK ORDERED BY -
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL ACE SOUTH #6
LAKE GENEVA, WI 53147