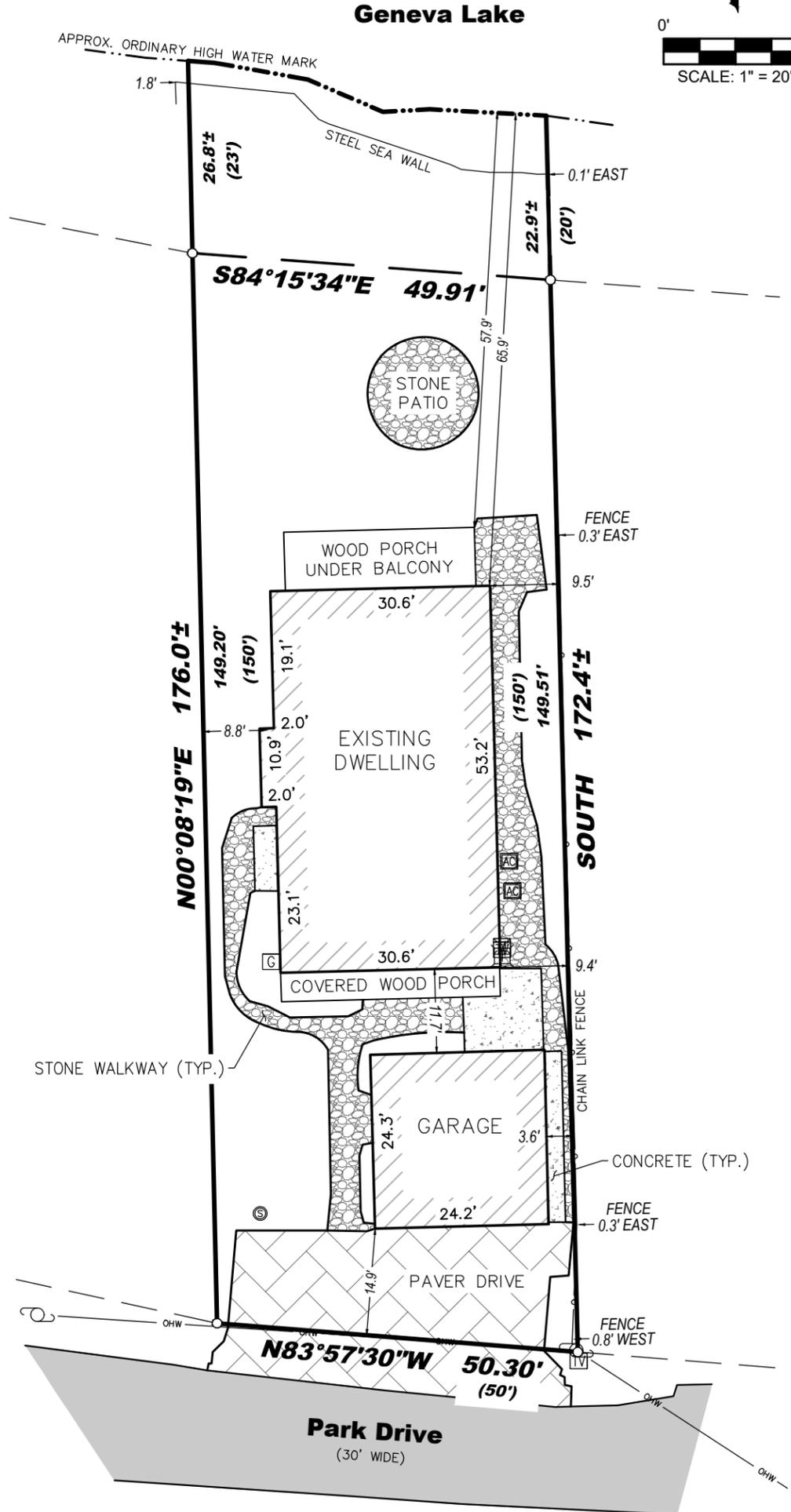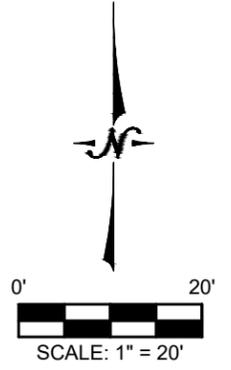October 22, 2024

PLAT OF SURVEY

Survey No. 24.5097

LOCATION: W3240 Park Drive
Lake Geneva, Wisconsin

PREPARED FOR: Mahler Sothebys International Realty

PROPERTY DESCRIPTION:
Lot 2 in Lake Geneva Beach Subdivision, located in the
Town of Linn, Walworth County, Wisconsin.

TAX ID: ILGB 00001A

SCALE: 1" = 20'

Geneva Lake

APPROX. ORDINARY HIGH WATER MARK

1.8'

26.8'± (23')

STEEL SEA WALL

0.1' EAST

22.9'± (20')

S84°15'34"E   49.91'

57.9'

65.9'

STONE PATIO

FENCE 0.3' EAST

WOOD PORCH UNDER BALCONY

9.5'

30.6'

19.1'

N00°08'19"E   176.0'±

149.20' (150')

8.8'

2.0'

10.9'

2.0'

EXISTING DWELLING

53.2'

(150') 149.51'

SOUTH   172.4'±

AC
AC

23.1'

G

30.6'

TP

9.4'

COVERED WOOD PORCH

11.7'

CHAIN LINK FENCE

STONE WALKWAY (TYP.)

24.3'

GARAGE

3.6'

CONCRETE (TYP.)

24.2'

FENCE 0.3' EAST

S

PAVER DRIVE

14.9'

FENCE 0.8' WEST

OHW

N83°57'30"W   50.30' (50')

TV

Park Drive
(30' WIDE)

OHW

Legend:

☐	Found Iron Rod
○	Found 1" Iron Pipe
⌀	Utility Pole
Ⓜ	Electric Meter
AC	Air Conditioner
TP	Telephone Pedestal
TV	TV Pedestal
Ⓢ	Septic Tank Cover

BEARINGS HEREON REFER TO THE EAST LINE OF LOT 2. ASSUMED
BEARING OF SOUTH.

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 OF A
NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE
WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE
STATE CONSTITUTION."

LYNCH & ASSOCIATES
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BURLINGTON, WI 53105
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WISCONSIN
RITCHIE P.
WENZEL
S-4027
MILWAUKEE,
WI
LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a true
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