NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

PLAT OF SURVEY
-OF-

LOT 45 OF "WILDWOOD", A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

SURVEY FOR: VERTICAL WORKS INC.

SURVEY ADDRESS: W3620 WILDWOOD DR.
LAKE GENEVA, WI 53147

WILDWOOD DRIVE

(N74°47'E 61.00')
N74°52'12"E 60.98'

(S50°49'E 35.00')
S50°46'58"E 34.95'

30.06'
(30.00')

(S50°49'E
S50°53'24"E 120.00')
119.97'

transformer

utility box

(409.91')
410.03'

Note: Minimum setbacks as depicted hereon are based on R-1 zoning requirements. This office is unaware if there are any covenants of "Wildwood" subdivision that would be more restrictive than those shown hereon.

landscaping block fire pit

2.1'

75' setback from approximated ordinary high water mark.

(165.25')
165.45'
351.45'
(351.25')

LOT 47

15' minimum side yard

LOT 45
61,364 sq. ft.
1.41 acres
PARCEL #JWS 00043

LOT 46

29.9'
8.0'
29.2'
15.0'
EXISTING FOUNDATION
61.1'
attached garage
8.5'
6.9'
3.0'
13.8'
27.3'
24.3'
29.8'
25.7'

Intermittent stream of varying width

0.4'

NOTE: THIS MAP IS BEING REVISED THIS 1ST DAY OF DECEMBER, 2023 TO DEPICT THE EXISTING FOUNDATION AND SHOW ITS PROXIMITY TO THE PROPERTY LINES AND HIGH WATER MARK SETBACK. ALL OTHER PROPERTY DETAILS ARE FROM PREVIOUS SURVEY WORK PERFORMED BY THIS OFFICE AND WERE NOT RE-VERIFIED AS PART OF THIS UPDATED SURVEY.

EXISTING TOP OF FOUNDATION = 908.64'

N04°06'00"E

line of fence posts without wire

186.00'
S04°56'31"W
(S04°56'W

LOT 44

gravel driveway

159.5'

25' minimum street yard

Top of rod = 908.19' per grading plan by Cardinal Engineering last dated 7/17/23.

0.1'

(N89°36'W)
N89°35'31"W 64.15'

N89°39'02"W 151.00'
(N89°36'W)

There is also a pipe 1.38' northeasterly of actual corner.

30'

edge of pavement

WILDWOOD (60' WIDE) DRIVE

30'

BEARINGS HEREON RELATE TO THE WEST LINE OF LOT 45 OF WILDWOOD SUBDIVISION. ASSUMED BEARING OF NORTH 04°06'00" EAST AS PLATTED.

N

0 20' 40' 80'

SCALE: 1" = 40'

LEGEND

- FOUND 1-5/16" O.D. IRON PIPE
- FOUND 1-3/16" DIA. IRON ROD
- FOUND 11/16" DIA. IRON ROD
- FOUND 5/8" DIA. IRON ROD
- ( ) RECORDED AS

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

Thomas L. Satter
THOMAS L. SATTER S-2850

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGEN STREET
BURLINGTON, WI 53105
262-661-4239

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

REVISED: 12/1/23
REVISED: 6/8/23
REVISED: 3/15/23
NOVEMBER 16, 2021 — DATE

112103 — JOB NUMBER