

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

- LEGEND**
- FOUND 1-5/16" O.D. IRON PIPE
 - FOUND 1-3/16" D.I.A. IRON ROD
 - FOUND 11/16" D.I.A. IRON ROD
 - ✱ FOUND 5/8" D.I.A. IRON ROD
 - () RECORDED AS

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.

75' setback from approximated ordinary high water mark.

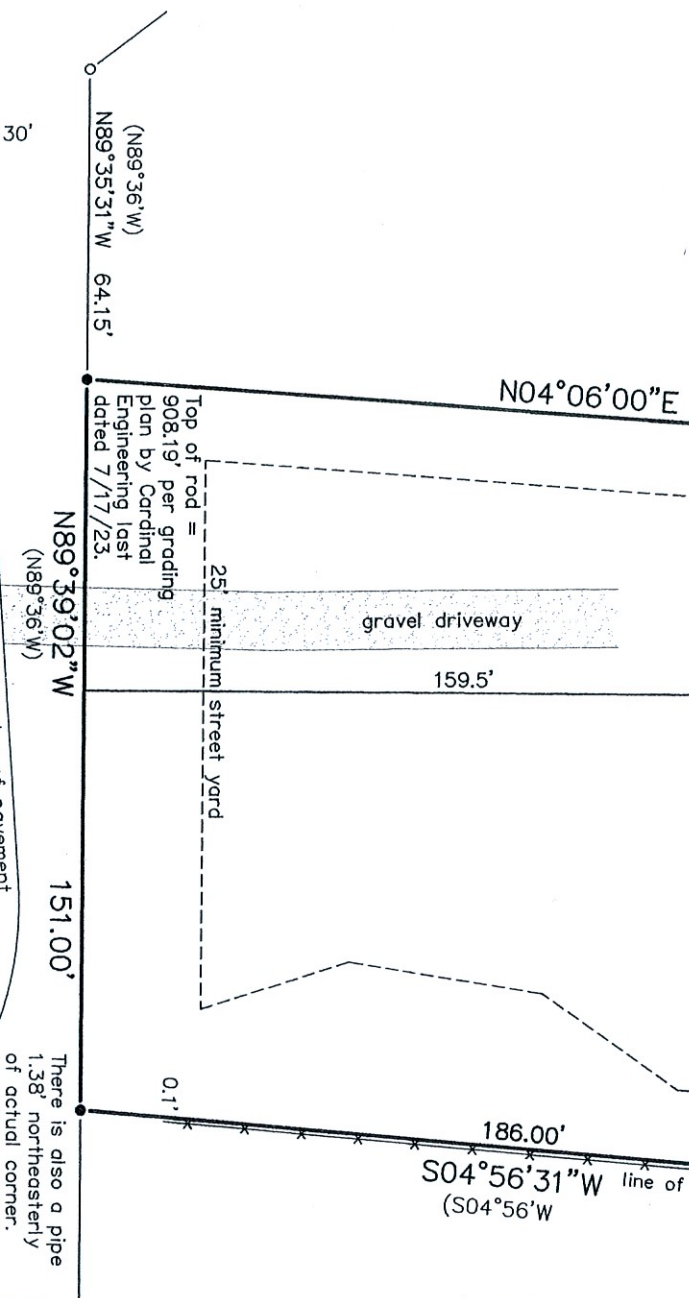
LOT 45
61,364 sq. ft.
1.41 acres
PARCEL #JWS 00043

LOT 46

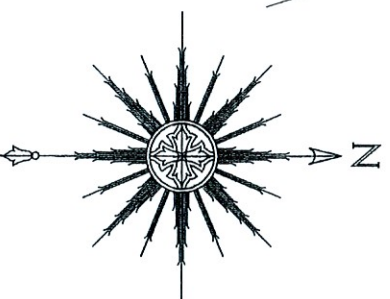
LOT 47

Intermittent stream of varying width

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.



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



SCALE: 1" = 40'

"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."



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

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

THOMAS L. SATTER
S-2850
REVISOR: 12/1/23
REVISOR: 6/8/23
REVISOR: 3/15/23
NOVEMBER 16, 2021
DATE

JOB NUMBER
112103