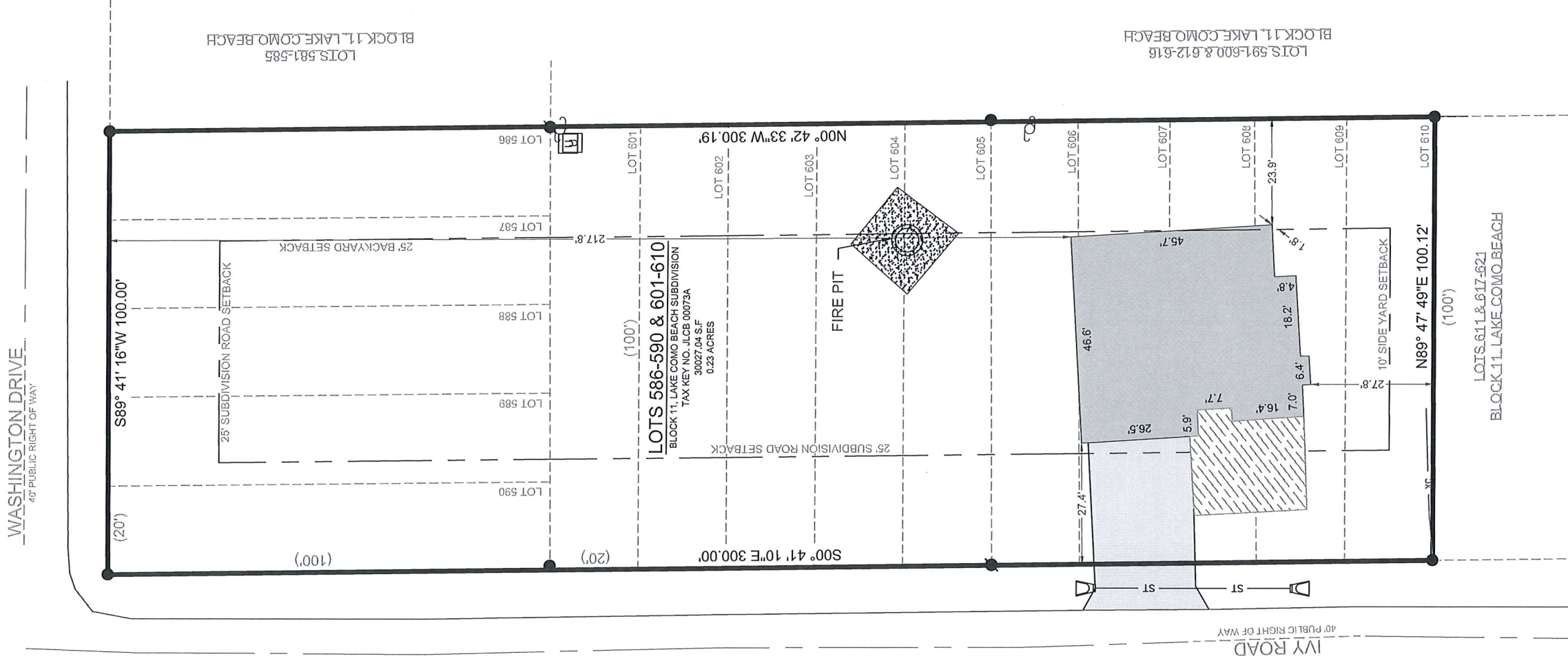


PLAT OF SURVEY

LEGAL DESCRIPTION:
LOTS 586-590 AND LOTS 601-610 OF BLOCK 11 OF THE THIRD MAP OF LAKE COMO BEACH, A RECORDED SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22 IN TOWNSHIP 02 NORTH, RANGE 17 EAST, IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN. SAID SUBDIVISION BEING DULY RECORDED ON MAY 1, 1926 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME 3, PAGE 83A, AND AS DOCUMENT P255832.

NOTES:

1. ALL SETBACKS REFERENCED FROM WALWORTH COUNTY MUNICODE R-2 SINGLE FAMILY RESIDENCE DISTRICT(SEWERED): <https://library.municode.com>.



BASIS OF BEARING:

THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD-83 (2011).

SOUTHERLY LOT LINE OF LOTS 586-590 AND 601-610, BLOCK 11 OF
THE THIRD MAP OF LAKE COMO BEACH ASSUMED TO BEAR:
N89°47'49"E

**BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.**

SURVEY ORDERED BY:
AUGUST SIEVERS

PROPERTY ADDRESS:
N3298 IVY ROAD
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
MAY 13, 2025

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLO



I, MICHAEL L. MARTIN, PLS-2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON; BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH CHAPTER A-7 "MINIMUM STANDARDS FOR PROPERTY SURVEYS" OF THE WISCONSIN ADMINISTRATIVE CODE AND IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY AND ALSO FOR THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLES THERETO WITHIN ONE(1) YEAR FROM THE DATE HEREOF.

majorities

MICHAEL J. MARTIN, PLS #2307

DATE _____



CARDINAL
PLAN | SURVEY | ENGINEER
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 5/15/2025
SHEET 10F1

G:\Shared drives\2021-2025 Projects\2022\22428- N3298 Ivy Road\DWG\BASE\22428P(Updated).dwg

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