

# PLAT OF SURVEY

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

## MORE PARTICULARLY DESCRIBED AS:

**PARCEL A:** LOTS 8 AND 9, BLOCK 22, SUNSET HILLS B SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION PER QUIT CLAIM DEED DOCUMENT NO. 317096 AT THE WALWORTH COUNTY REGISTER OF DEEDS.

EXCLUDING THERE FROM THE WEST 1.00 FOOT OF LOT 8, BLOCK 22 OF SUNSET HILLS, A SUBDIVISION LOCATED IN SECTION 33, T2N, R17E, WALWORTH COUNTY, WISCONSIN PER LOT LINE ADJUSTMENT DOCUMENT NO. 394685 AT THE WALWORTH COUNTY REGISTER OF DEEDS..

**PARCEL B:** LOTS 10 AND 11, BLOCK 22, IN SUNSET HILLS SUBDIVISION, SECTION 33, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT.

LEGAL DESCRIPTION PER WARRANTY DEED DOCUMENT NO. 11076678 AT THE WALWORTH COUNTY REGISTER OF DEEDS.

## SOUTHVIEW DRIVE

40' PUBLIC RIGHT OF WAY



FOUND 1" IRON ROD 2.24' WEST AND 0.55' NORTH OF PROPERTY CORNER

FOUND IRON ROD 2.24' WEST AND 0.55' NORTH OF PROPERTY CORNER

NORTHEAST CORNER OF BLOCK 22, SUNSET HILLS (UNIT "B")

LOT 3 MAPLE TREE FARMS

LOT 4 MAPLE TREE FARMS

LOT 7  
BLOCK 22, SUNSET HILLS (UNIT "B")  
(N0° 16' W, 110')

LOT 12  
BLOCK 22, SUNSET HILLS (UNIT "B")  
(N0° 16' W, 110')

(N89° 46' W, 50')  
S89° 40' 44" E 101.05'  
(N89° 46' W, 52.0')

(15' BUILDING LINE PER DOCUMENT NO. P25633S)

PARCELA  
LOTS 8 AND 9  
BLOCK 22, SUNSET HILLS (UNIT "B")  
TAX KEY NO. JSH 00148

WESTERN 1.00'  
OF LOT 8

LOT 8

LOT 9

PARCEL B:  
LOTS 10 AND 11  
BLOCK 22, SUNSET HILLS (UNIT "B")  
LOT 10 - TAX KEY NO. JSH 00148  
LOT 11 - TAX KEY NO. JSH 00150

LOT 11  
JSH 00150

LOT 10  
JSH 00149

N89° 04' 06" E 102.83'

(N89° 46' W, 50')

(N89° 46' W, 52.9')

DRIVE "C"  
40' PUBLIC RIGHT OF WAY



SCALE: 1" = 20'  
SHEET SIZE: 11 x 17

- LEGEND**
- ( xx ) EXISTING BUILDING
  - (●) FOUND 1.5" IRON PIPE
  - (●) RECORDED AS
  - (●) FOUND 1" IRON PIPE
  - (⊙) FOUND WELL
  - (⊙) FOUND IRON ROD
  - (□) FOUND UTILITY PEDESTAL
  - (—) EXISTING GAS LINE
  - (—) TREE LINE

**ATTENTION:**  
OWNER HAS WAIVED THE REQUIREMENT OF AE 7.03 THAT STATES THE SURVEYOR SHALL SET MONUMENTS MARKING THE CORNERS OF THE PARCEL.

**BASIS OF BEARING:**  
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011).

THE EAST LOT LINE OF LOT 9 OF BLOCK 22 SUNSET HILLS (UNIT "B") SUBDIVISION IS ASSUMED TO BEAR S01° 24' 32"E.

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

**SURVEY ORDERED BY:**  
BOB MIRO

**PROPERTY ADDRESS:**  
W3875 SOUTHVIEW DRIVE  
LAKE GENEVA, WI 53147

**FIELD WORK COMPLETED ON:**  
MARCH 11, 2025

**FIELD CREW CHIEF:**  
GARRICK OLEJNIK

**SURVEYOR:**  
MICHAEL J. MARTIN, PLS  
CARDINAL ENGINEERING LLC



I, MICHAEL J. 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-E.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.

*m.j. martin*  
MICHAEL J. MARTIN, PLS #2307  
DATE: 3-25-2025



CARDINAL  
PLAN | SURVEY | ENGINEER  
526 S WELLS STREET,  
LAKE GENEVA, WI 53147  
262-757-8776  
PLANSURVEYENGINEER.COM

DATE: 03 / 25 / 2025  
JOB No. 23556  
SHEET 1 OF 1  
RAB