

PLAT OF SURVEY

LEGAL DESCRIPTION:

LOTS 3888 THROUGH 3892 INCLUSIVE, AND LOTS 3914 THROUGH 3918, INCLUSIVE IN BLOCK 67 OF THE SECOND MAP OF LAKE COMO BEACH, BEING A SUBDIVISION SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, THE NORTHWEST 1/4 OF SECTION 27, AND THE NORTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE TOWN OF GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN. SAID SECOND MAP OF LAKE COMO BEACH BEING A SUBDIVISION DULY RECORDED MAY 1, 1926, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY AS DOCUMENT NO. P255831.

LEGEND

EXISTING BUILDING	● FOUND 1" IRON PIPE
EXISTING CONCRETE	● FOUND IRON ROD
EXISTING STONE	■ FOUND UTILITY PEDESTAL
◊ FOUND FIRE HYDRANT	○ FOUND GUY WIRE
☒ FOUND WATER VALVE	● SET 1" I.D. IRON PIPE
□ UTILITY POLE	18", 1.13#/L.F.
X8 EXISTING STEEL FENCE	

NE CORNER,
BLOCK 67,
LAKE COMO
BEACH SECOND
MAP



0 20 40
Feet
SCALE: 1" = 20'
SHEET SIZE: 11 x 17

NW CORNER,
BLOCK 67,
LAKE COMO
BEACH SECOND
MAP

(N00° 20' 04"E 100.00')

LOT 3878-3887, BLOCK 67
LAKE COMO BEACH SECOND MAP
TAX KEY NO. JLCB 00741

(N89° 39' 56"W 200.00')

N89° 43' 08"E 200.34'

LOT(S) 3888-3892 & LOT(S) 3914-3918

BLOCK 67, LAKE COMO BEACH SECOND MAP
TAX KEY NO. JLCB 00743
20,124.86 S.F.
0.46 ACRES

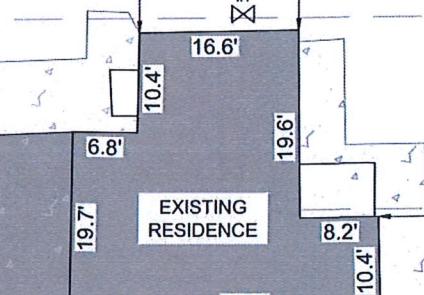
LOT 3914

WALNUT STREET
40' PUBLIC RIGHT OF WAY
(S00° 20' 04"W 100.00')

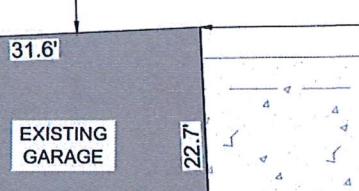
LOT 3915

EXISTING OVERHANG

LOT 3916



LOT 3917



LOT 3918

LOT 3919-3923, BLOCK 67
LAKE COMO BEACH SECOND MAP
TAX KEY NO. JLCB 00744

EXISTING FENCE
EXISTING RETAINING WALLS
EDGE OF PAVEMENT

LOT 3893-3897, BLOCK 67
LAKE COMO BEACH SECOND MAP
TAX KEY NO. JLCB 00744A

EDGE OF PAVEMENT

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

THE EAST LINE OF BLOCK 67 IS ASSUMED TO BEAR SOUTH 00° 41'
03" EAST

BASIS OF ELEVATION:
ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN
VERTICAL DATUM OF 1988 ("NAD88")

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
JACK FIELDS

PROPERTY ADDRESS:
N3191 VINE ROAD,
LAKE GENEVA, WI

FIELD WORK COMPLETED ON:
SEPTEMBER 22, 2025

FIELD CREW CHIEF:
DYLAN MARKING

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 PRINCIPAL 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

9-24-25
DATE



CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776

PLANSURVEYENGINEER.COM

DATE: 09 / 24 / 2025 JOB No. 25438
SHEET 1 OF 1 MMB

PLOTTED: 9/24/2025 2:43:00 PM