

PLAT OF SURVEY

LEGAL DESCRIPTION - PARCEL A:
LOT 5006 THROUGH LOT 5009, BLOCK 88, LAKE COMO BEACH, BEING A SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21 AND THE NORTHEAST 1/4 OF SECTION
28, TOWNSHIP 2 NORTH, RANGE 21 EAST, IN THE TOWN OF GENEVA, COUNTY OF
WALWORTH, STATE OF WISCONSIN. SAID LAKE COMO BEACH BEING A SUBDIVISION
DULY RECORDED MAY 1, 1926, AT THE OFFICE OF THE REGISTER OF DEEDS FOR
WALWORTH COUNTY, IN VOLUME 3, ON PAGE 81A, AND AS DOCUMENT NO. P255830.

LEGAL DESCRIPTION - PARCEL B:
LOT 5004 THROUGH LOT 5005, BLOCK 88, LAKE COMO BEACH, BEING A SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21 AND THE NORTHEAST 1/4 OF SECTION
28, TOWNSHIP 2 NORTH, RANGE 21 EAST, IN THE TOWN OF GENEVA, COUNTY OF
WALWORTH, STATE OF WISCONSIN. SAID LAKE COMO BEACH BEING A SUBDIVISION
DULY RECORDED MAY 1, 1926, AT THE OFFICE OF THE REGISTER OF DEEDS FOR
WALWORTH COUNTY, IN VOLUME 3, ON PAGE 81A, AND AS DOCUMENT NO. P255830.

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



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

- LEGEND
- EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING DECK
 - UTILITY POLE
 - FOUND MANHOLE
 - xc EXISTING FENCE
 - SWALE CENTERLINE
 - FOUND 1" IRON PIPE
 - FOUND IRON ROD
 - SET 1" I.D. IRON PIPE 18", 1.13# L.F.
 - FOUND UTILITY PEDESTAL
 - FOUND CULVERT / INVERT

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

THE NORTH LINE OF BLOCK 88 LAKE COMO BEACH ASSUMED TO
BEAR N89°32'49"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
PHILIP TINES

PROPERTY ADDRESS:
W3819 MAGNOLIA DRIVE
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
AUGUST 20, 2026

FIELD CREW CHIEF:
LUKE LILLA

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 09-01-26
MICHAEL J. MARTIN, PLS #2307 DATE



CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 09 / 01 / 2026 JOB No. 26450
SHEET 1 OF 1 GMO