

Plat of Survey

of

Tax Parcel HGI 00004B2,

located in Government Lot 7 in the Southeast 1/4 of Section 26, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin.

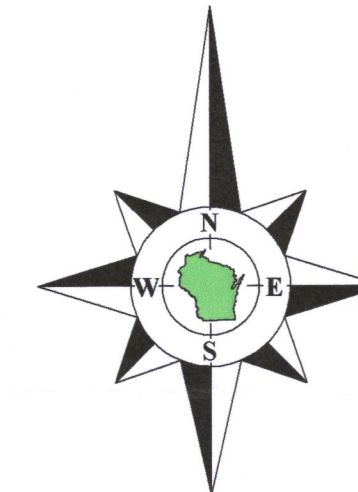
Legal Description

A parcel of land described in a Warranty Deed recorded June 3, 1997 in Vol. 647 on Page 6393 as Document No. 356273, as shown below:

All that part of Lot 21, Lot 22 and Lot 23 of Green Island, being a Sub-division in Section 26, T4N., R16E., Walworth County, Wisconsin bounded and described as follows, to-wit: Beginning at the Northwest corner of said Lot 22 and running thence N19° 40' E along the lot line 16.05 feet; thence S62° 15' E 118.94 feet to a point on a meander line of Middle Lake; said point being N62° 15' W 8.00 feet from the shore of Middle Lake; thence S24° 47' W along said meander line 38.40 feet to a point N51° 31' W 21.50 feet from the shore of Middle Lake; thence S74° 49' W 46.75 feet; thence N61° 08' W 39.58 feet; thence N12° 06' W 69.90 feet to the point of beginning. Also including all that land located between the above described meander line and the shore of Middle Lake bounded on the North and on the South by the above described lines leading to the Lake, situated in the Township of LaGrange, Walworth County, Wisconsin.

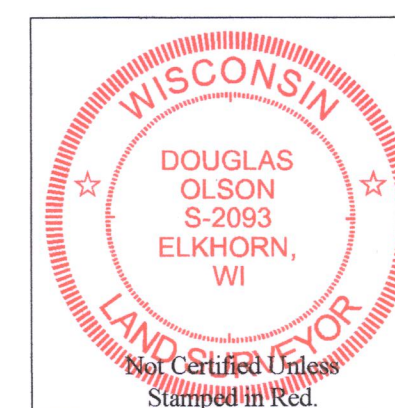
Surveyed for: **Keefe Real Estate, Inc.**

751 Geneva Parkway
Lake Geneva, Wisconsin. 53147



Bearings referenced to the South line of Tax Parcel HGI 00004B2, as shown on prior surveys, which produces a bearing of N87°04'48"E on the South line of the Southwest 1/4 of Section 25-4-16. A rotation of -0°25'08" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).



Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

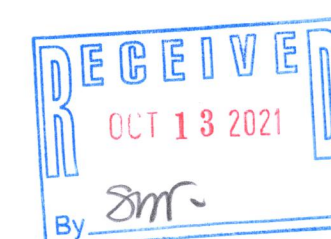
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I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



Meander Corner
Section 25-4-16
(N. 284,332.45)
(E. 2,386,214.06)

South line of the Southwest 1/4 of Section 25-4-16
N87°04'48"E 2080.78'
Recorded as (N87°29'56"E 2080.67') State Plane

South 1/4 Corner
Section 25-4-16
(N. 284,423.24)
(E. 2,388,292.64)

Survey Date: September 7, 2021.
Revisions: No. 1 - Approximate
Setback Lines
No. 2 - Riparian Lines
No. 3 - Reduced Sideyard
Setback Lines
No. 4 - Proposed Detached
Garage
No. 5 - Pier Notation

Scale in Feet
1" = 20'
0' 10' 20' 40' 60'

45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin 53121
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Website: www.olsonsurveying.com

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
Found County Section Corner
Found Iron Rod
Found Mag Nail
Set Iron Pipe, 1" dia.
Recorded Information
Utility Pole
Asphalt Surface
Concrete Surface

Sheet 1 of 1 Sheets
Drawing Name
Job Reference Number
2021.091

2021.091

Notes:

- A) The location of the access easement is not clearly defined but is described as "a permanent easement, not to exceed fifteen (15) feet in width, at the rear of the above property over present roadway".
- B) The approximate 25' Streetyard Setback shown is measured from the South edge of the pavement which is assumed to be the South line of the access easement.
- C) The 15' Sideyard Setback shown is the standard in R-1 zoning. This may be reduced to 16% of the lot width at the street setback where the proposed house is located.
- D) The 35' Shoreyard Setback shown is the minimum allowed by Walworth County zoning. The average setback calculated using the house on Tax Parcel HGI 00004B1 which is at 60.7' from the shore and the house on Tax Parcel HGI 00004B which is at 0' from the shore is 30.35'.
- E) The lot width at the street setback line is 72.68'. If the front of the proposed house is located right at the minimum street setback line the Sideyard Setback would be 16% of 72.68' or 11.63'.

Lauderdale Drive
(Width Varies)

Tax Parcel
HGI 00007

House

Tax Parcel
HGI 00004B1

Lot 25

Lot 25
Lot 24

Lot 24

Tax Parcel
HGI 00004B2
0.162 Acre
7,071 Sq.Ft.

Lot 22

Fire Pit

Garage

Lot 21

Tax Parcel
HGI 00004B

House

Middle

Lake

HGI - 482

416-3301