

LOCATION: W5566 WESTSHORE DRIVE  
ELKHORN, WI 53121

PREPARED FOR: JOHN MATUSTIK - MATUSTIK BUILDERS

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PART OF LOTS 20, 21 AND 22, BLOCK 2, GREEN LAKE PARK, A SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANCE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16, BLOCK 2, GREEN LAKE PARK, A SUBDIVISION OF A PORTION OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANCE, WALWORTH COUNTY, WISCONSIN; THENCE SOUTH 4°30' WEST 169.94 FEET TO A POINT; THENCE SOUTH 10°30' EAST, 35.00 FEET TO A POINT; THENCE SOUTH 14°00' EAST, 17.53 FEET TO AN IRON STAKE; THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 14°00' EAST, 22.52 FEET TO AN IRON STAKE; THENCE SOUTH 39°00' EAST, 17.48 FEET TO AN IRON STAKE; THENCE SOUTH 73°13' WEST, 185.00 FEET TO AN IRON STAKE; THENCE SOUTH 73°13' WEST TO A POINT IN THE SHORE OF GREEN LAKE; THENCE NORTHEASTERLY ALONG THE SHORE OF GREEN LAKE, 90.00 FEET, MORE OR LESS TO A POINT THAT IS WEST 170.15 FEET OF THE PLACE OF BEGINNING; THENCE EAST 16.00 FEET TO AN IRON STAKE, AND CONTINUE EAST 154.15 FEET TO THE PLACE OF BEGINNING. (DOCUMENT NO. 885336)

CURRENT OWNER: JEFFERY RONALD CURIO & MELISSA BETH CURIO

TAX ID: HGP 00018D1

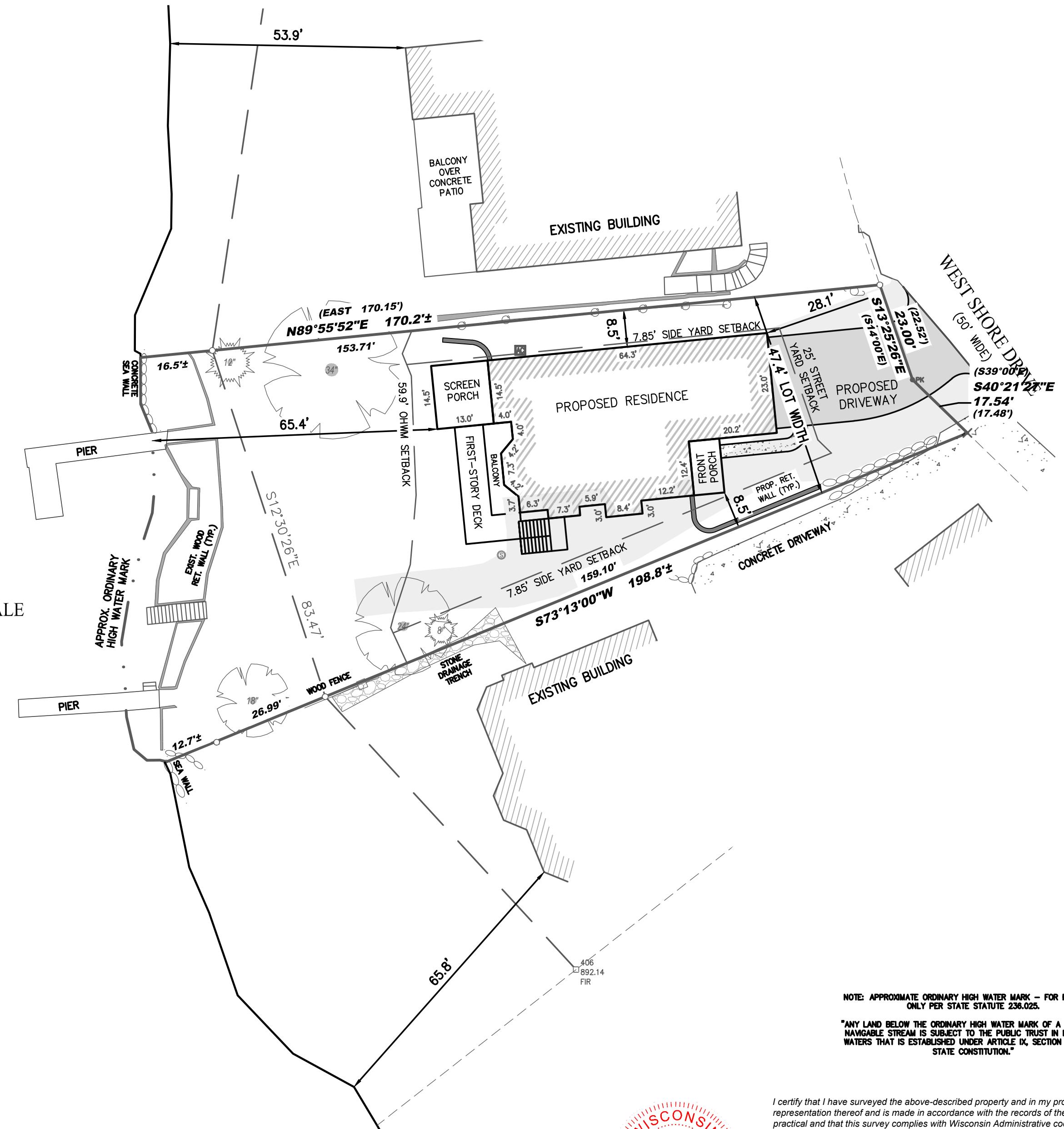
SIDE YARD SETBACK (FOR NONCONFORMING LOTS) =  
16% OF LOT WIDTH =  $0.16(47.4') = 7.85'$

SHORE YARD AVERAGING SETBACK =  
 $(53.9' + 65.8') / 2 = 59.9'$

SCALE: 1" = 20'

BEARINGS HEREON RELATE TO THE SOUTH LINE OF THOSE  
LANDS DESCRIBED IN THE DEED RECORDED AS DOC. NO.  
885336; ASSUMED BEARING S73°15'00"W.

## PERMIT PLAT



I certify that I have surveyed the above-described property and in my professional opinion this map is a correct representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.



Ritchie P. Wenzel, Professional Land Surveyor, S-4027

COMPLETION DATE OF  
FIELD WORK: 10/8/2025

