

PLAT OF SURVEY

-OF-

LOT 52 OF THE REVISED PLAT OF "THE GARDENS", A SUBDIVISION LOCATED IN FRACTIONAL SECTION 11, TOWNSHIP 1 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF FONTANA-ON-GENEVA LAKE, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

SURVEY FOR: MARY ANNE GERNAND OF RE/MAX PLAZA
SURVEY ADDRESS: 331 S. LOWER GARDENS ROAD, FONTANA, WI 53125

LEGEND

- FOUND 1-1/2" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- () RECORDED AS

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

Note: The found iron pipe along the right-of-way of S. Lower Gardens Road should be along a straight line. All of the property corner monuments depicted hereon are believed to be the same iron pipe referenced in previous surveys by Dunham Surveying dated December 11, 1985 and Kolb Land Consulting dated September 12, 1980 and September 2, 1965. This office accepted the found iron pipe as the best evidence of the property corners, which are believed to have been in place for at least 33 years.

There is also a 3/4" outside diameter iron pipe 0.91' S46°E of actual corner.

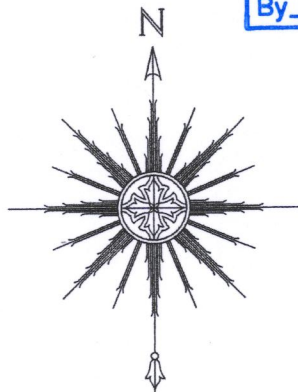
Easterly edge of the path is shown as the property line of Lot 52 on the recorded subdivision plat of "The Gardens".

BEARINGS HEREON RELATE TO THE COMMON LINE BETWEEN LOTS 51 AND 52 OF "THE GARDENS". ASSUMED BEARING OF NORTH 51°06'00" EAST TO ORIENTATE WITH PREVIOUS SURVEYS BY DUNHAM SURVEYING LAST UPDATED AUGUST 21, 1992.

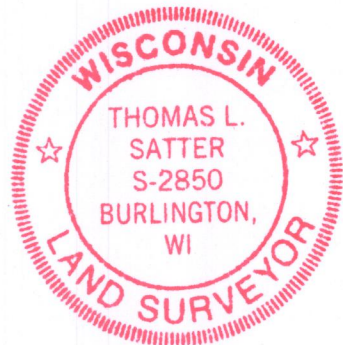
"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239



0 15' 30' 60'
SCALE: 1" = 30'



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

MAY 8, 2019
DATE

041906
JOB NUMBER

69-52

005-3456