

# ALTA/NSPS LAND TITLE SURVEY

PROPERTY ADDRESS: 302 E TOWNLINE ROAD  
LAKE GENEVA WI, 53147

0 100 200 Feet  
SCALE: 1"=100'



## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

AS PER DEED:  
A PARCEL OF LAND 100 FEET IN WIDTH LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, T 1 N, R 18 E, WALWORTH COUNTY, WISCONSIN, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE S89° 52' 43"E 116.51 FEET TO THE PLACE OF BEGINNING; THENCE S39° 57' 45"E ALONG THE CENTERLINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, 1000.00 FEET TO THE POINT OF TERMINATION, SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE MAIN TRACK OF THE STATE LINE AND UNION RAIL ROAD COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED OVER AND ACROSS SAID SECTION 6.

AS SURVEYED:  
COMMENCING FROM THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST; THENCE S89° 51' 57"W 1051.58' ALONG THE NORTHERLY LINE OF SAID SECTION 6 TO A POINT; THENCE S39° 56' 34"E 42.86' TO THE PLACE OF BEGINNING; THENCE S89° 59' 25"E 130.18' ALONG THE SOUTHERLY RIGHT OF WAY OF TOWNLINE ROAD TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY LINE; THENCE S39° 57' 48"E 915.30' ALONG SAID FORMER RAILROAD RIGHT OF WAY; THENCE S49° 49' 30"W 100.12' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID FORMER RAILROAD RIGHT OF WAY; THENCE N39° 56' 34"W 999.30' ALONG SAID FORMER RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

## NOTES CORRESPONDING TO SCHEDULE B - I Commitment No. 2030648

1. PEDESTRIAN AND BICYCLE PATH EASEMENT, DOCUMENT NO. 506277 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS, SHOWN ON PLAT OF SURVEY.
2. WARRANTY DEED, DOCUMENT NO. 95050 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS, SHOWN ON PLAT OF SURVEY.
3. QUIT CLAIM DEED, DOCUMENT NO. 103160 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS, SHOWN ON PLAT OF SURVEY.

## GENERAL NOTES

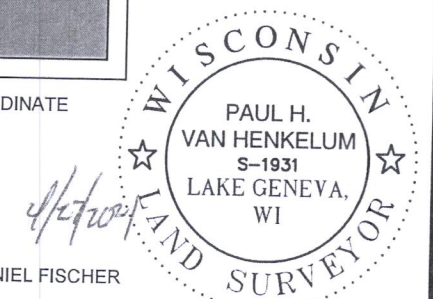
1. BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.
2. FIELD WORK COMPLETED APRIL 12, 2021
3. BUILDING SURVEYED TO THE EXTERIOR OF SIDING.
4. FIELD CREW CHIEF: LUKE COFFEY
5. TAX KEY PARCEL: ZYUP 00144

TO: KNIGHT/BARRY TITLE GROUP AND NICHOLAS KAMMES AND DANIEL FISCHER

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 4, 5, 18 OF TABLE A THEREOF. PURSUANT TO ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

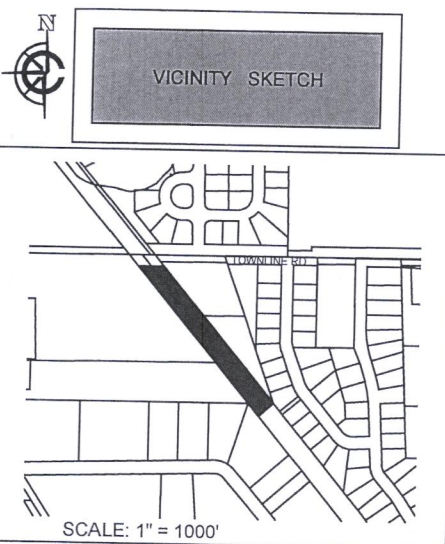
*Paul H. Van Henkelum* 4/27/2021  
PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. S-1931  
STATE OF WI  
DATE OF SURVEY: 04/12/2021  
DATE PRINTED: 04/27/2021

CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS  
PO BOX 281 - 1200 LA SALLE ST.  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALENGINEERINGWI.COM



NORTHWEST CORNER  
SEC. 6 T1N R18E  
CONCRETE MON.  
W/ IRON ROD

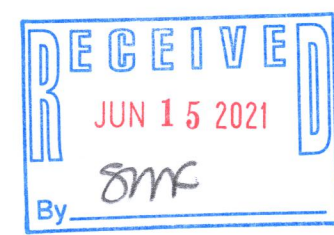
NORTHEAST CORNER  
SEC. 6 T1N R18E  
CUT LIMESTONE MON.  
W/ BRASS CAP



UNDERGROUND UTILITIES NOTE:  
UNDERGROUND SEWER AND UTILITY INFORMATION NOT SHOWN.

### LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 1" IRON PIPE
- FOUND IRON ROD
- ▬ EXISTING ASPHALT DRIVE
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING UTILITY PEDESTAL
- ⊕ EXISTING MANHOLE
- ⊕ EXISTING WELL
- ⊕ EXISTING CULVERT END SECTION
- ⊕ EXISTING GAS BOX
- ⊕ EXISTING WATER BOX
- ⊕ EXISTING WATT HOUR METER
- ⊕ EXISTING WOOD FENCE



ZYUP - 144



# ALTA/NSPS LAND TITLE SURVEY

PROPERTY ADDRESS: 302 E TOWNLINE ROAD

LAKE GENEVA WI, 53147

0 100 200 Feet  
SCALE: 1"=100'



NORTHWEST CORNER  
SEC. 6 T1N R18E  
CONCRETE MON.  
W/ IRON ROD

NORTHEAST CORNER  
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## GENERAL NOTES

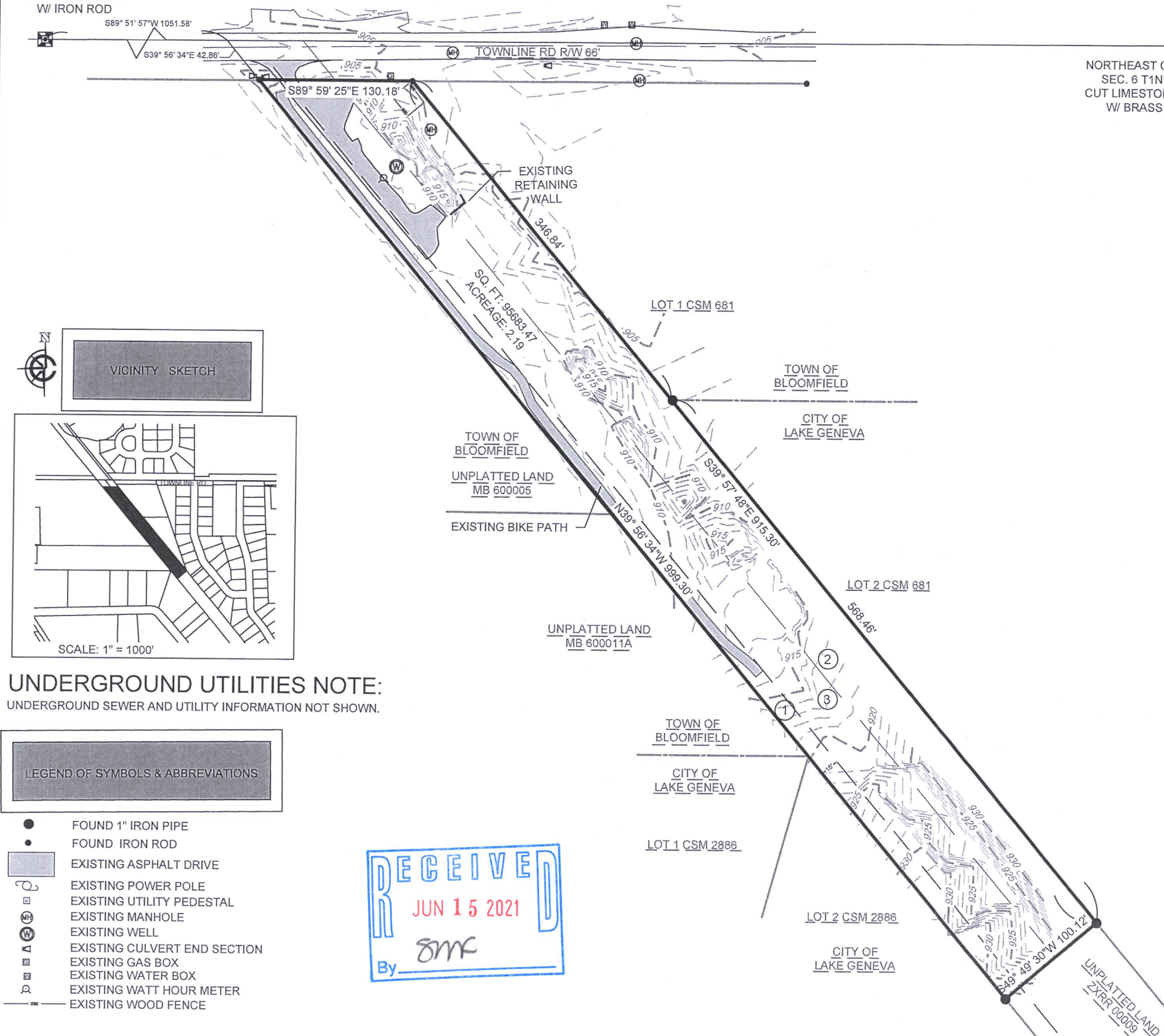
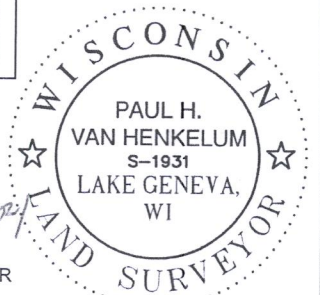
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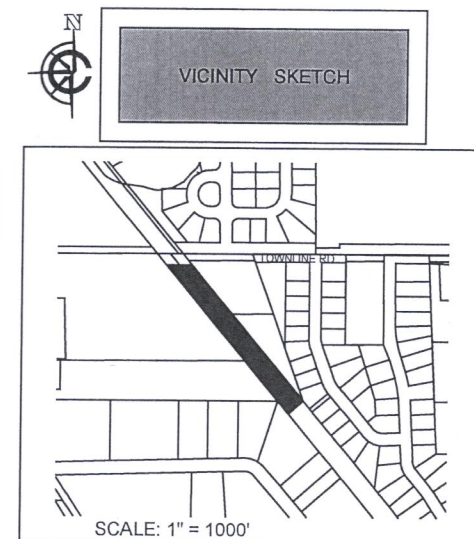
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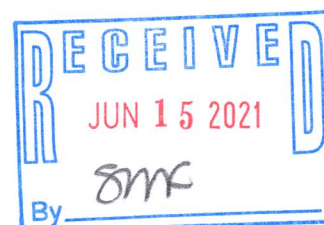
## VICINITY SKETCH



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ZYUP-141

007-3890