

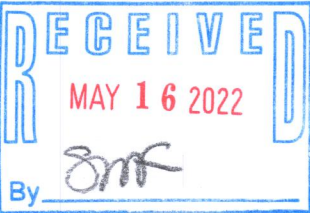
PLAT OF SURVEY

LEGAL DESCRIPTION:
PARCELS OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 25 IN TOWNSHIP 2 NORTH, RANGE 17
EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY,
WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:

PARCEL A:
COMMENCING FROM THE CENTER 1/4 CORNER OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 17 EAST; THENCE N00°43' 10"W ALONG
THE WESTERLY LINE OF THE NORTHEAST 1/4 54.52'; THENCE
N89°16' 50"E 29.76' TO A FOUND CONCRETE MONUMENT ON THE
EASTERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE
N00°43' 23"W ALONG SAID RIGHT OF WAY FOR 510.97' TO THE
PLACE OF BEGINNING; THENCE N00°35' 44"W ALONG SAID RIGHT
OF WAY LINE 299.92'; THENCE N89°36' 56"E 890.95'; THENCE S00°41'
16"E 243.57'; THENCE S89°34' 49"W 301.03'; THENCE S00°23' 50"E
56.24'; THENCE S89° 37' 21"W 590.12' TO THE PLACE OF BEGINNING.

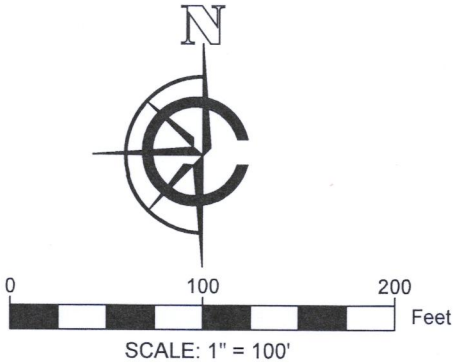
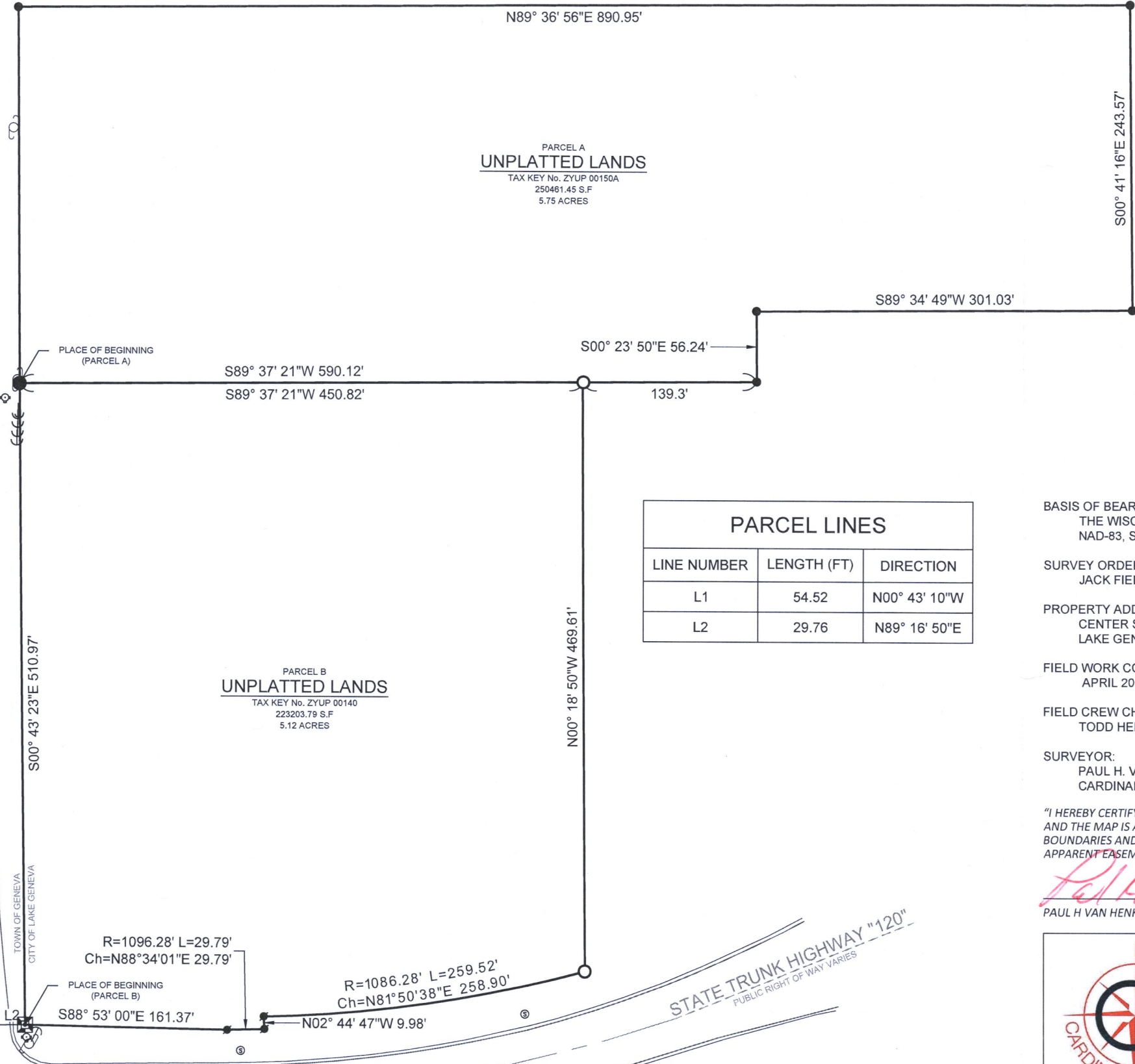
PARCEL B:
COMMENCING FROM THE CENTER 1/4 CORNER OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 17 EAST; THENCE N00°43' 10"W ALONG
THE WESTERLY LINE OF THE NORTHEAST 1/4 54.52'; THENCE
N89°16' 50"E 29.76' TO A FOUND CONCRETE MONUMENT ON THE
NORTHERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY "120",
BEING THE PLACE OF BEGINNING; THENCE S88°53' 00"E ALONG
SAID NORTHERLY RIGHT OF WAY LINE 161.37'; THENCE ALONG THE
ARC OF A CURVE TO THE LEFT, THE RADIUS BEING 1096.28 WITH
AN ARC-LENGTH OF 29.79' AND THE CHORD BEARING N88°34' 01"E
ALONG SAID RIGHT OF WAY 29.79'; THENCE N02°44' 47"W 9.98';
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIUS
BEING 1086.28' WITH AN ARC-LENGTH OF 259.52' AND THE CHORD
BEARING N81°50' 38"E ALONG SAID RIGHT OF WAY 258.90'; THENCE
N00°18' 50"W 469.61'; THENCE S89°37' 21"W 450.82' TO A POINT ON
THE EASTERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE
S00°43' 23"E ALONG SAID RIGHT OF WAY LINE 510.97' TO THE PLACE
OF BEGINNING



S00° 43' 21"E 2620.20'

CENTER STREET
66' PUBLIC RIGHT OF WAY

N 1/4 Corner of
Sec. 25-2-17
Concrete Mon.
w/ Brass Cap
N: 226,796.12
E: 2,390,268.99



- LEGEND
- FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE
 - FOUND IRON ROD
 - FOUND CONC. MONUMENT
 - SET 1" O.D. IRON PIPE
18", 1.13# L.F.
 - FOUND UTILITY POLE
 - ↓ FOUND GUY-WIRE
 - ⊙ FOUND SANITARY MANHOLE
 - ⊙ FOUND FIRE HYDRANT

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	54.52	N00° 43' 10"W
L2	29.76	N89° 16' 50"E

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

SURVEY ORDERED BY:
JACK FIELDS

PROPERTY ADDRESS:
CENTER ST.
LAKE GENEVA WI, 53147

FIELD WORK COMPLETED ON:
APRIL 20, 2022

FIELD CREW CHIEF:
TODD HENRICKSEN

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY
AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR
BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES,
APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

PAUL H VAN HENKELUM, PLS #1931



CARDINAL
PLAN | SURVEY | ENGINEER

1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 5 / 9 / 2022
SHEET 1 OF 1

JOB No. 22331
LWG