

## SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- APPROXIMATE STORM SEWER LINE PER MAPS FROM OTHERS
- BURIED ELECTRIC LINE
- APPROXIMATE BURIED ELECTRIC LINE PER MAPS FROM OTHERS
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- APPROXIMATE BURIED TELEPHONE LINE PER MAPS FROM OTHERS
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- CHAIN LINE, FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- BEARING/DISTANCE TIE LINE

- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER VALVE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GAS METER
- GAS TANK COVER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- CAR VACUUM
- PAY STATION
- GUARD POST/BOLLARD
- METAL POST
- VENT PIPE
- CLEAN OUT
- SIGN
- FLAGPOLE
- MAILBOX
- ROOF DRAIN
- CONTROL BOX
- BUSH/SHRUB
- TREE
- PINE TREE

- LANDSCAPE AREA
- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- CONCRETE MONUMENT FOUND
- RECORDED AS

## SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF BAYLAND BUILDINGS INC. AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAILED UNDER MY DIRECTION ACCORDING TO CHAPTER A-67 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JUNE 10, 2022.

DATED THIS 17 DAY OF JULY, 2022

JORDAN G. BROST  
PROFESSIONAL LAND SURVEYOR NO. 3009

## UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), if which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Diggers Hotline) and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or structures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided.

\*Diggers Hotline Ticket # 20203101768 for public utilities was ordered for this survey. \*A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered.

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## BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCH-MARK #1**  
CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE  
LOCATED ON THE NORTH SIDE OF MAIN STREET (S.T.H. "50"),  
LOCATED APPROXIMATELY 140 FEET SOUTHWEST FROM THE  
INTERSECTION OF MAIN STREET AND PELLER ROAD.  
ELEVATION = 891.18

**BENCH-MARK #2**  
604 SPIKE ON SOUTHWEST SIDE OF POWER POLE  
LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION  
OF MAIN STREET (S.T.H. "50") AND PELLER ROAD.  
ELEVATION = 891.91

## LEGAL DESCRIPTION

BEING A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1294 AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 89 AS DOCUMENT NO. 93526, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THE FOLLOWING PARCEL DESCRIBES AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST;  
THENCE S 00°05'13" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 1293.96 FEET;  
THENCE S 78°43'21" W, 552.44 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1294 AND THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;  
THENCE S 78°43'21" W ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "50", 340.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;  
THENCE N 20°17'21" E ALONG THE WEST LINE OF SAID LOT 2, 263.66 FEET;  
THENCE S 67°54'24" E TO A POINT ON THE NORTH LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NO. 1294, 177.80 FEET;  
THENCE N 69°00'21" E TO THE NORTHEAST CORNER OF SAID LOT 2, 82.09 FEET;  
THENCE S 00°14'39" E ALONG THE WEST RIGHT-OF-WAY LINE OF PELLER ROAD, 143.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 50,495 SQUARE FEET - 1.159 ACRES.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

## BASIS OF BEARINGS

THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, BEARS S 00°05'13" E AS REFERENCED TO THE WALWORTH COUNTY COORDINATE SYSTEM, NAD83 (2011).

## CLIENT

BAYLAND BUILDINGS INC.  
3323 BAY RIDGE COURT  
GREEN BAY, WI 54105

## OWNER

EVERGREEN BP LLC  
PO BOX 183  
LAKE GENEVA, WI 53147

## UNPLATTED LANDS BY OTHERS

DOC #931683

## TOTAL AREA

50,495 Sq. Feet  
1.159 Acres

## LOT 2

CSM #1294

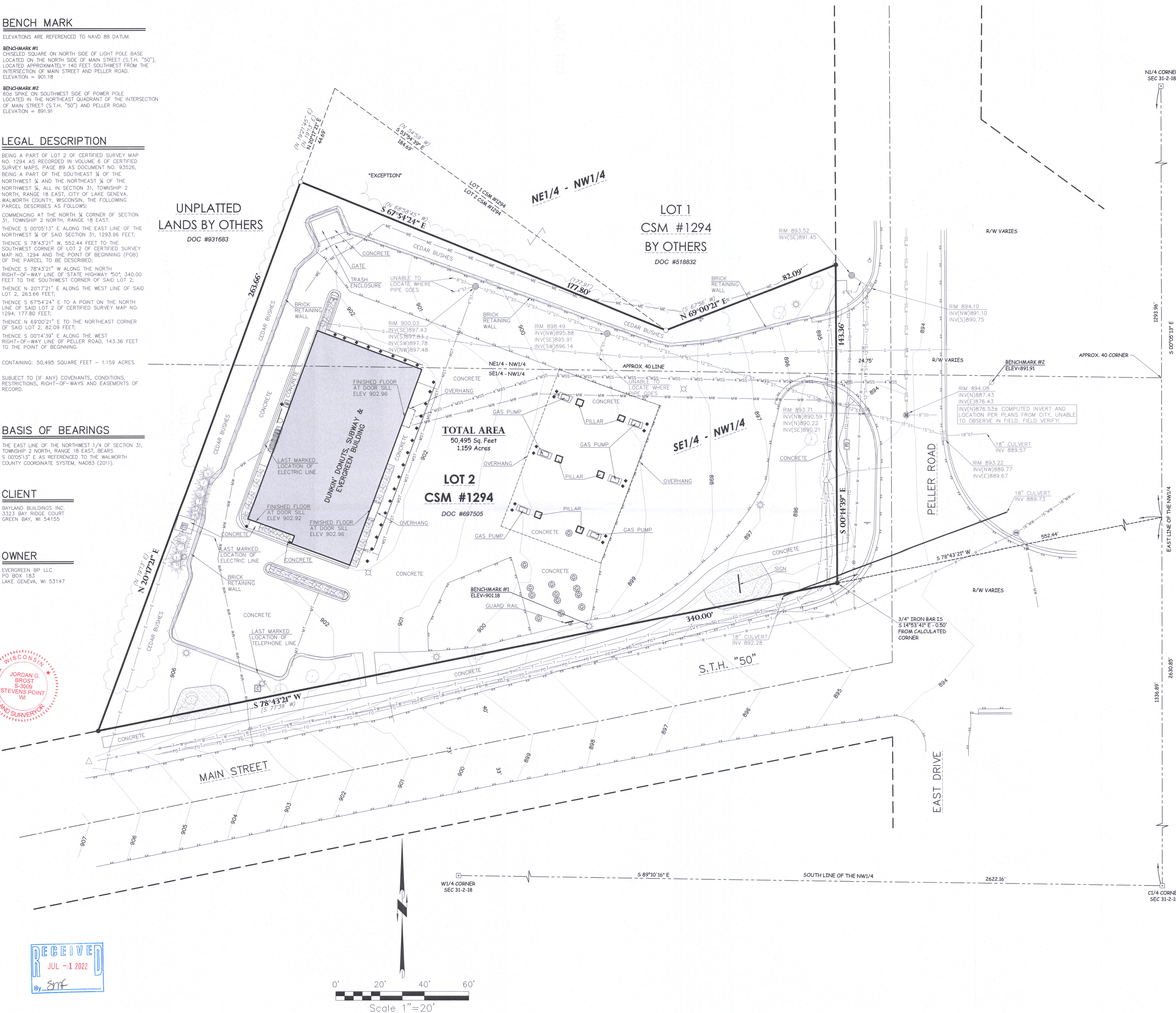
DOC #697505

## LOT 1

CSM #1294

BY OTHERS

DOC #518832



## REVISIONS

CHECKED: JORDAN G. BROST  
DRAWN: CHAD A. GORETSKI  
DATE: 6-17-2022  
PROJECT NO. 22-417

## TOPOGRAPHIC SURVEY

BAYLAND BUILDINGS INC.  
EVERGREEN BP LLC  
WALWORTH COUNTY  
LAKE GENEVA, WISCONSIN

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Land Surveying  
Landscape Architecture  
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Point of Beginning

## TOPO