

LAND-MARK SURVEYING

Mark L. Miritz
Wisconsin Professional Land Surveyor S-2582

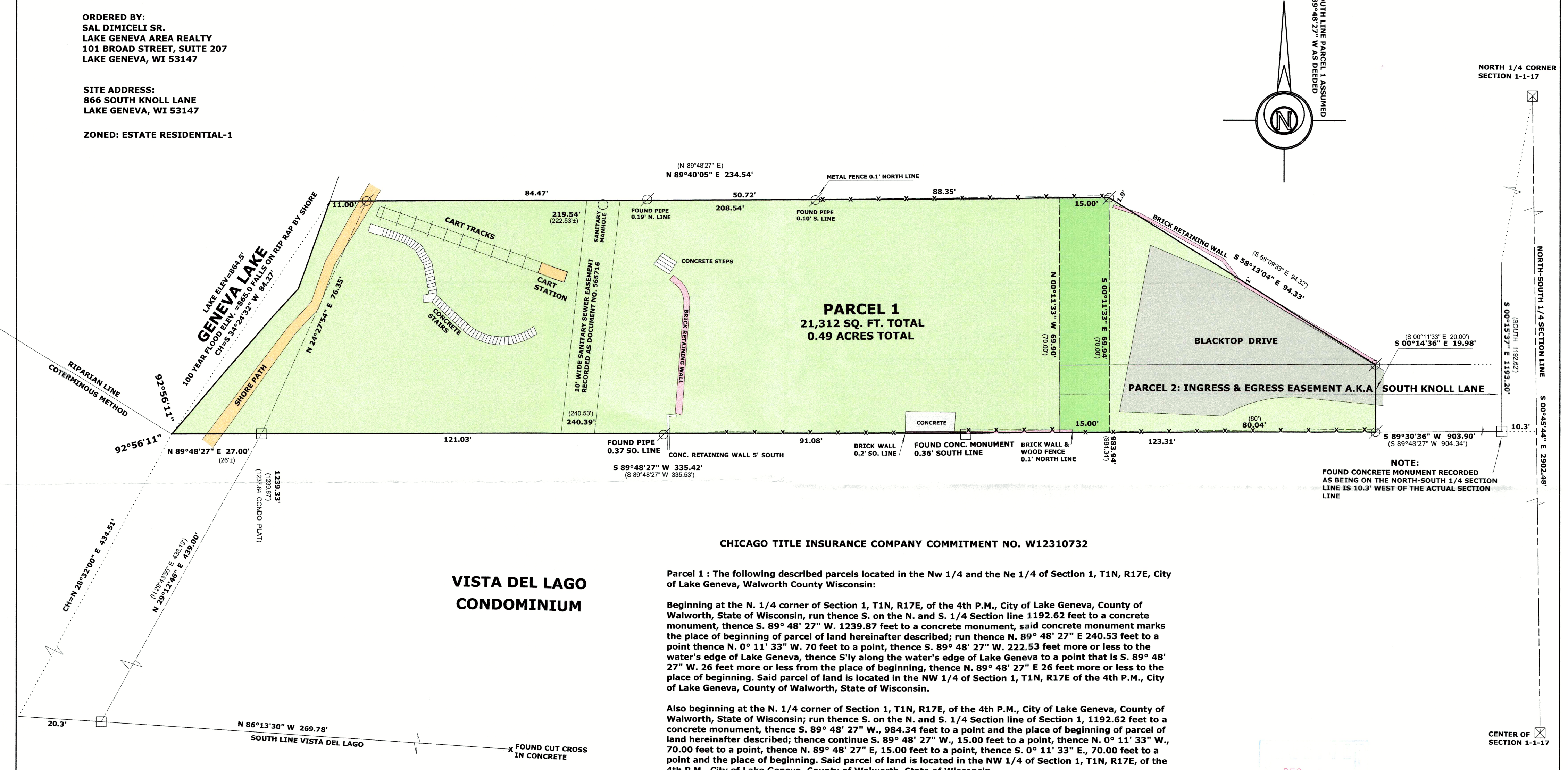
N9330 Knuteson Drive
Whitewater, WI 53190
Phone: (262) 949-1239
MARKMIRITZ@LAND-MARKSURVEYING.COM

PLAT OF SURVEY

ORDERED BY:
SAL DIMICELI SR.
LAKE GENEVA AREA REALTY
101 BROAD STREET, SUITE 207
LAKE GENEVA, WI 53147

SITE ADDRESS:
866 SOUTH KNOLL LANE
LAKE GENEVA, WI 53147

ZONED: ESTATE RESIDENTIAL-1



VISTA DEL LAGO
CONDOMINIUM

SURVEYOR'S NOTE:
THIS SURVEY RETRACES AN ALTA SURVEY BY
PETER S. GORDON DATED MARCH 13, 2009 AND
A SURVEY BY JOHN P. KROTT DATED MAY 21, 2009

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. W12310732

Parcel 1 : The following described parcels located in the Nw 1/4 and the Ne 1/4 of Section 1, T1N, R17E, City of Lake Geneva, Walworth County Wisconsin:

Beginning at the N. 1/4 corner of Section 1, T1N, R17E, of the 4th P.M., City of Lake Geneva, County of Walworth, State of Wisconsin, run thence S. on the N. and S. 1/4 Section line 1192.62 feet to a concrete monument, thence S. 89° 48' 27" W. 1239.87 feet to a concrete monument, said concrete monument marks the place of beginning of parcel of land hereinafter described; run thence N. 89° 48' 27" E 240.53 feet to a point thence N. 0° 11' 33" W. 70 feet to a point, thence S. 89° 48' 27" W. 222.53 feet more or less to the water's edge of Lake Geneva, thence S'ly along the water's edge of Lake Geneva to a point that is S. 89° 48' 27" W. 26 feet more or less from the place of beginning, thence N. 89° 48' 27" E 26 feet more or less to the place of beginning. Said parcel of land is located in the NW 1/4 of Section 1, T1N, R17E of the 4th P.M., City of Lake Geneva, County of Walworth, State of Wisconsin.

Also beginning at the N. 1/4 corner of Section 1, T1N, R17E, of the 4th P.M., City of Lake Geneva, County of Walworth, State of Wisconsin; run thence S. on the N. and S. 1/4 Section line of Section 1, 1192.62 feet to a concrete monument, thence S. 89° 48' 27" W., 984.34 feet to a point and the place of beginning of parcel of land hereinafter described; thence continue S. 89° 48' 27" W. 591.90 feet to a point, thence N. 0° 11' 33" W., 70.00 feet to a point, thence N. 89° 48' 27" E, 15.00 feet to a point, thence S. 0° 11' 33" E, 70.00 feet to a point and the place of beginning. Said parcel of land is located in the NW 1/4 of Section 1, T1N, R17E, of the 4th P.M., City of Lake Geneva, County of Walworth, State of Wisconsin.

Also a parcel of land located in the Nw 1/4 of Section 1, T1N, R17E, of the 4th P.M., City of Lake Geneva, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the N. 1/4 Section corner of said Section 1; thence S. along the N. and S. 1/4 Section line of said Section 1, 1192.62 feet to a concrete monument; thence S. 89° 48' 27" W. 984.34 feet to the place of beginning; thence N. 0° 11' 33" W. 70.00 feet to an iron pipe; thence S. 58° 09' 33" E 94.32 feet to an iron pipe; thence S. 0° 11' 33" E 20.00 feet to an iron pipe, thence S. 89° 48' 27" W. 80.00 feet to the place of beginning.

Parcel 2: An easement for ingress and egress for the benefit of Parcel 1 described as follows:

Beginning at the N. 1/4 corner of Section 1, T1N, R17E, of the 4th P.M., City of Lake Geneva, County of Walworth, State of Wisconsin; run thence S. on the N. and S. 1/4 Section line of said Section 1, 1192.62 feet to a concrete monument thence S. 89° 48' 27" W. 407.44 feet to a point, said point marks the place of beginning of easement herein-after described; thence continue S. 89° 48' 27" W. 591.90 feet to a point; thence N. 0° 11' 33" W. 20 feet to a point, thence N. 89° 48' 27" E 571.90 feet to a point, thence N. 0° 11' 33" W. 70 feet to a point, thence N. 89° 48' 27" E 470 feet to a point in the W. line of Willow Street, thence S. 0° 03' 47" E along the W. line of Willow Street, 20 feet to a point, thence S. 89° 48' 27" W. 450 feet to a point, thence S. 0° 11' 33" E 70 feet to a point and the place of beginning. Said easement is located in the NW 1/4 and in the NE 1/4 of Section 1, T1N, R17E, of the 4th P.M., City of Lake Geneva, County of Walworth, State of Wisconsin.

- LEGEND
- FOUND IRON PIPE
 - FOUND COUNTY MONUMENT
 - FOUND CONCRETE MONUMENT
 - FOUND CUT CROSS IN CONCRETE
 - RECORDED AS DIMENSION
 - EXISTING FENCE

SCALE: 1 INCH= 20 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true 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 visible encroachments, if any." "This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

Mark L. Miritz
MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: OCT. 27, 2023 JOB NO. 23.1003

ZYUP-1061

007-4d76