

September 30th, 2021

PLAT OF SURVEY

Survey No. 21-5088

LOCATION: 932 Mariane Terrace, Lake Geneva, Wisconsin

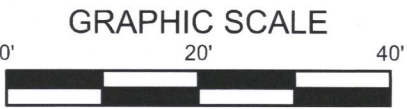
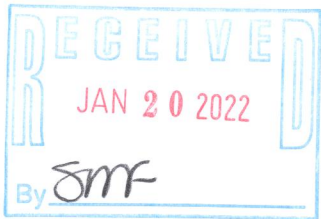
PREPARED FOR: Michael Lawler - Gage Marine Corps.

CURRENT OWNER: Mark & Carmen Everding

TAX ID: ZSY 00012

LEGAL DESCRIPTION:

Lot 12, in Syverstad Lake Shores Estates, City of Lake Geneva, Walworth County, Wisconsin, excepting therefrom: A part of Lot 12 of said Syverstad Lake Shore Estates described as follows, to-wit: Beginning at the Northeasterly corner of said Lot 12, Thence N 65°49' W along the Northeasterly line of Lot 12, 20.48 feet; Thence S 39°11' E, 17.50 feet to a point located S 55°30' W, 9.22 feet along the Southeasterly line of said Lot 12 from the Place of Beginning; Thence N 55°30' E along said Southeasterly line 9.22 feet to the Place Of Beginning.



BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD '27) - GRID NORTH.



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Peter J. Nielson

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

- LEGEND
- FOUND 5/8" IRON BAR
 - FOUND 1" IRON PIPE
 - (XX R) RECORDED AS
 - ⊠ ELECTRICAL TRANSFORMER
 - ⚡ POWER POLE

RIPARIAN ZONE LINE DETERMINED FROM THE EXISTING SHORE LINE LOCATION USING THE KNITTER METHOD

LAKE

RIP RAP

MANHOLE

29.5' +/-
N54°17'31"E
22.98'
(23.05' R)

STONE

ZSY 00012
9,878 S.F.
0.227 AC.

PATH

STEPS

PATIO

HOUSE

(S39°11'E 17.50' R)
S39°58'28"E
17.45'

FND. 1 1/2" I.P.

MARIANE TERRACE
50' RW

S44°33'18"W
3.90'
(N47°00'E 3.95' R)

FND. 1 1/2" I.P.

135.78' (135.34' R)
N66°37'00"W 165' +/-
(S65°49'E 164.74' R)

10' SANITARY
SEWER EASEMENT
DOC. NO. R565096
VOL. 612 P. 468

LOT 13

LOT 11

GENEVA

EDGE OF
WATER

PIER

PONTOON BAY

2' WIDE PATH

29' +/-

N39°17'17"E
(N39°11'E R)

N37°48'28"E 61.90'

10.00'



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

(262) 402-5040

ZSY-12

007-3962