

LEGEND

- | | | | |
|---|---------------------|--|-------------------|
| ● | FOUND 1" IRON PIPE | | EXISTING CONCRETE |
| • | FOUND IRON ROD | | EXISTING BUILDING |
| ⚡ | FOUND .5" IRON PIPE | | UTILITY POLE |

PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

NOTE:
1. BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-27, SOUTH ZONE.
2. FIELD WORK COMPLETED AUGUST 27TH, 2019
3. BUILDING SURVEYED TO THE EXTERIOR OF SIDING.



0 30 60 Feet

SCALE: 1"=30'

TITLE COMMITMENT WA-14981
SCHEDULE B, PART II
EXCEPTIONS

13 RIGHTS OF OTHERS IN AND TO THE EASEMENT AS DESCRIBED IN SCHEDULE A HEREIN, (SCHEDULE A "S. TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS SET FORTH IN JUDGMENT RECORDED DECEMBER 10, 1982 IN VOLUME 294 OF RECORDS, PAGE 556, AS DOCUMENT NO. 84748.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARTS OF LARGE SUBLT 15 IN LOT 4 OF THE ORIGINAL PLAT OF LAKE GENEVA AS RECORDED AS DOCUMENT #C001S04A IN THE WALWORTH COUNTY REGISTER OF DEEDS DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBLT 15; THENCE N00°26'26"W, 190.00' ALONG THE WESTERLY LINE OF SAID SUBLT 15; THENCE N89°38'11"E, 351.53' TO THE POINT OF BEGINNING; THENCE S89°48'43"E 68.60'; THENCE N89°18'23"E, 86.72'; THENCE N00°49'36"W, 99.94'; THENCE S88°18'07"W, 86.77'; THENCE S89°31'25"E, 31.51' TO THE POINT OF BEGINNING.

PARCEL 2: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBLT 15; THENCE N00°26'26"W, 190.00' ALONG THE WESTERLY LINE OF SAID SUBLT 15; THENCE N89°38'11"E, 351.53'; THENCE S89°48'43"E 68.60'; THENCE N89°18'23"E, 86.72' TO THE POINT OF BEGINNING; THENCE N85°10'57"E, 75.56'; THENCE N01°19'13"W, 93.14'; THENCE N89°38'26"W, 74.59'; THENCE S00°49'36"E, 99.94' TO THE POINT OF BEGINNING.



SURVEY ORDERED BY:

LAKE GENEVA AREA REALTY

PROPERTY ADDRESS:
301 OAK TERRACE
LAKE GENEVA, WI 53147

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
PAUL H VAN HENKELUM, PLS #1931

8/30/19
DATE



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, STE. B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

DATE: 08-30-2019 JOB No. 1901375
SHEET 1 OF 1

ZOP-389G 007-3653