PLAT OF SURVEY LOT 84 OF STURWOOD ADDITION NO. 3

LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

LOT 85 FOUND IRON PIPE S 89°25'59" W-2.00' OF CORNER N 89°25'59" E 115.17' {115.12'} ROAD R.o.w.} PAVED 26.6 DRIVEWAY RIDGE \$50' WIDE LOT 84 8,065 SQ. FT. (0.19 ACRES) CONCRETE 22.0 **EXISTING** RESIDENCE 25.9' 3 0 **DECK** S 89°33'17" W 115.17 L_{0.3}' FOUND 2ND IRON PIPE N 31°15'13" E 1.05' FROM CORNER LOT 49 ADDITION NO. 2

LEGAL DESCRIPTION:

Lot 84, Sturwood Addition No. 3, being a resubdivision of Lot 45, 47 and 64, all of Lots 48 and 61 in the subdivision of Sturwood Addition No. 2; and land in the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 35, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin.

Tax Key No. ZST3 00020 Address: 295 Ridge Road

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. WA-18262 REVISION 2 DATED 11/24/20

LEGEND

O = FOUND IRON PIPE STAKE

□ = ELECTRIC METER

★ = AIR CONDITIONING UNIT

□ = GAS METER

⊞ = ELECTRIC BOX

= CABLE BOX

 $\{XXX\}$ = RECORDED AS

 ϕ = UTILITY POLE

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED 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 PRINCIPLE 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 THE DATE HEREOF.

DATED:___12/10/2020

BRIAN M. CARLSON P.L.S. 2039



SURVEY

REVISIONS 12/10/2020 - LB

PROJECT NO. 10384

DATE: 12/10/2020

SHEET NO. 1 OF 1

MAP SCALE IN FEET - ORIGINAL 1"=20'