Survey No. 20-5117 PLAT OF SURVEY October 2nd, 2020 LOCATION: 731 W. Main St. Lake Geneva, Wisconsin PREPARED FOR: Tom Keefe - Keefe Realty **LEGAL DESCRIPTION:** The East 24 feet of the West 1/2 of Lot 10, Block 27 of the Original Plat of the City of Lake Geneva, Walworth County, Wisconsin. **LEGEND** CURRENT OWNER: David J. Favaro **TAX ID: ZOP 00274** > CHISELED CROSS PK PK NAIL - FOUND (XX R)RECORDED AS G GAS METER **ALLEY** TELEPHONE PEDESTAL FND. P.K. NAIL 1.0' 16' R/W WEST OF CORNER M ELECTRIC METER FND. 'X' SET 'X' -HYDRANT •• 18.09' N90°00'00"E  $\otimes$ WATER MAIN VALVE ---24.02' (MH) MANHOLE ZOP 00274 4,128 S.F 0.095 AC. CONC. 2nd FLOOR BLDG. COR. -DECK 0.3' EAST OF LINE BLDC. COR. 0.2' EAST OF LINE **GRAPHIC SCALE** 20' BLDG. 1 INCH = 20 FEET BEARINGS ARE BASED ON GRID NORTH. THE NORTH LINE OF MAIN ST. IS ASSUMED TO BEAR N 0°00'00" E. BLDC. COR. BLDG. COR. 1.0' EAST OF 66.49' TO SE 1.0' EAST OF CORNER BLOCK CORNER, FND. 'X' **CORNER** + FND. 'X' 41.02 23.01 23.00% 163.37' TO SW BLOCK CORNER SET 'X' SET 'X' FND. 'X' FND. 'X' N90°00'00"E 24.02' MAIN STREET BACK OF CURB 100' R/W PETER J.
NIELSON
S-2527
MILWAUKEE,
WI
Y:
Y: 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 LYNCH & ASSOCIATE 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. 5482 S. WESTRIDGE DRIVE NEW BERLIN, WI 53151 it / The/son 440 MILWAUKEE AVENUE **BURLINGTON, WI 53185** DRAWING BY: PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527 (262) 402-5040 FIELD WORK BY: