

PLAT OF SURVEY

A parcel of land located in Lots 10, 11 and 12, Block 26, of the Village of Geneva, now City of Lake Geneva, Walworth County, Wisconsin, more particularly described as:

Commencing at a point in the South line of Lot 10 in Block 26 in the City of Lake Geneva one foot west of the SE corner thereof; thence S 89° 43' 20" East 86.50 feet to a point; thence North parallel to the West property line 22 feet 8 inches; thence Westerly parallel to the South property line to a point in the West property line 22 feet 8 inches North of the SW corner; thence South 22 feet 8 inches to the place of beginning.

SAID PARCEL BEING SOMETIMES DESCRIBED AS:

A parcel of land located in the NW1/4, Sec. 36, T2N, R17E described as:

Commencing at a point in the South line of Lot 10 in Block 26 in the City of Lake Geneva one foot west of the SE corner thereof; thence S 89° 43' 20" East 86.50 feet to a point; thence North parallel to the West property line 22 feet 8 inches; thence Westerly parallel to the South property line to a point in the West property line 22 feet 8 inches North of the SW corner; thence South 22 feet 8 inches to the place of beginning.

Tax Key No. ZOP 00256B  
Address: 803 West Main Street

APPARENT CURRENT LEGAL DESCRIPTION PER DOCUMENT NO. 1046239

LOT 10

LOT 11

LOT 12

BOUNDARY PER ALTA/ACSM LAND TITLE  
SURVEY PREPARED BY GARY R. SPLINTER  
DATED 12/17/2013

EXISTING BUILDING  
(SHOWN HATCHED)

EXISTING BUILDING  
(SHOWN HATCHED)

BUILDING 0.04' WESTERLY  
OF BOUNDARY CORNER

BUILDING CORNER 0.07' WESTERLY AND  
0.07' NORTHERLY OF BOUNDARY CORNER

BOUNDARY PER ALTA/ACSM LAND TITLE  
SURVEY PREPARED BY GARY R. SPLINTER  
DATED 12/17/2013

LANDS SURVEYED  
1,959 S.F.  
(0.04 ACRES)

CONCRETE

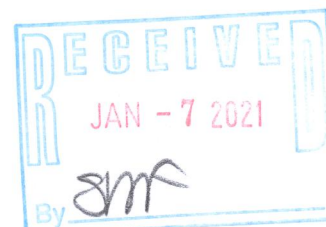
BRICK

CONCRETE

PARKING

W. MAIN STREET (S.T.H. "50")  
{100' WIDE R.O.W.}

- LEGEND
- ⊕ = FOUND IRON REBAR STAKE
  - ⌵ = FOUND CHISELED "X" IN CONCRETE
  - × = FOUND CORNER OF CONCRETE CLOCK BASE
  - ⬢ = SET "DRILLED HOLE" IN CONCRETE  
S 00°53'46" W 1.00' FROM BOUNDARY CORNER
  - ⌵ = LIGHT POLE LOCATED
  - ⌵ = WATER VALVE LOCATED
  - {xxx} = RECORDED AS

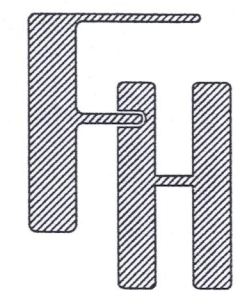


NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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 AND ITS EXTERIOR BOUNDARIES. 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.

DATE: 10/14/2021

*Christopher A. Hodges*  
CHRISTOPHER A. HODGES P.L.S. 2760



PLAT OF SURVEY

803 W. MAIN STREET  
LAKE GENEVA, WISCONSIN

- WORK ORDERED BY -  
KEEFE REAL ESTATE  
P.O. BOX 460  
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT  
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5566

REVISIONS

PROJECT NO.  
10541

DATE  
10/14/2021

SHEET NO.  
1 OF 1

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MAP SCALE IN FEET - ORIGINAL 1"=10'

ZOP-256B

007-3981