

PLAT OF SURVEY

LEGAL DESCRIPTION:
 PARCELS OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE
 NORTHEAST 1/4 OF SECTION 25 IN TOWNSHIP 2 NORTH, RANGE 17
 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY,
 WISCONSIN.

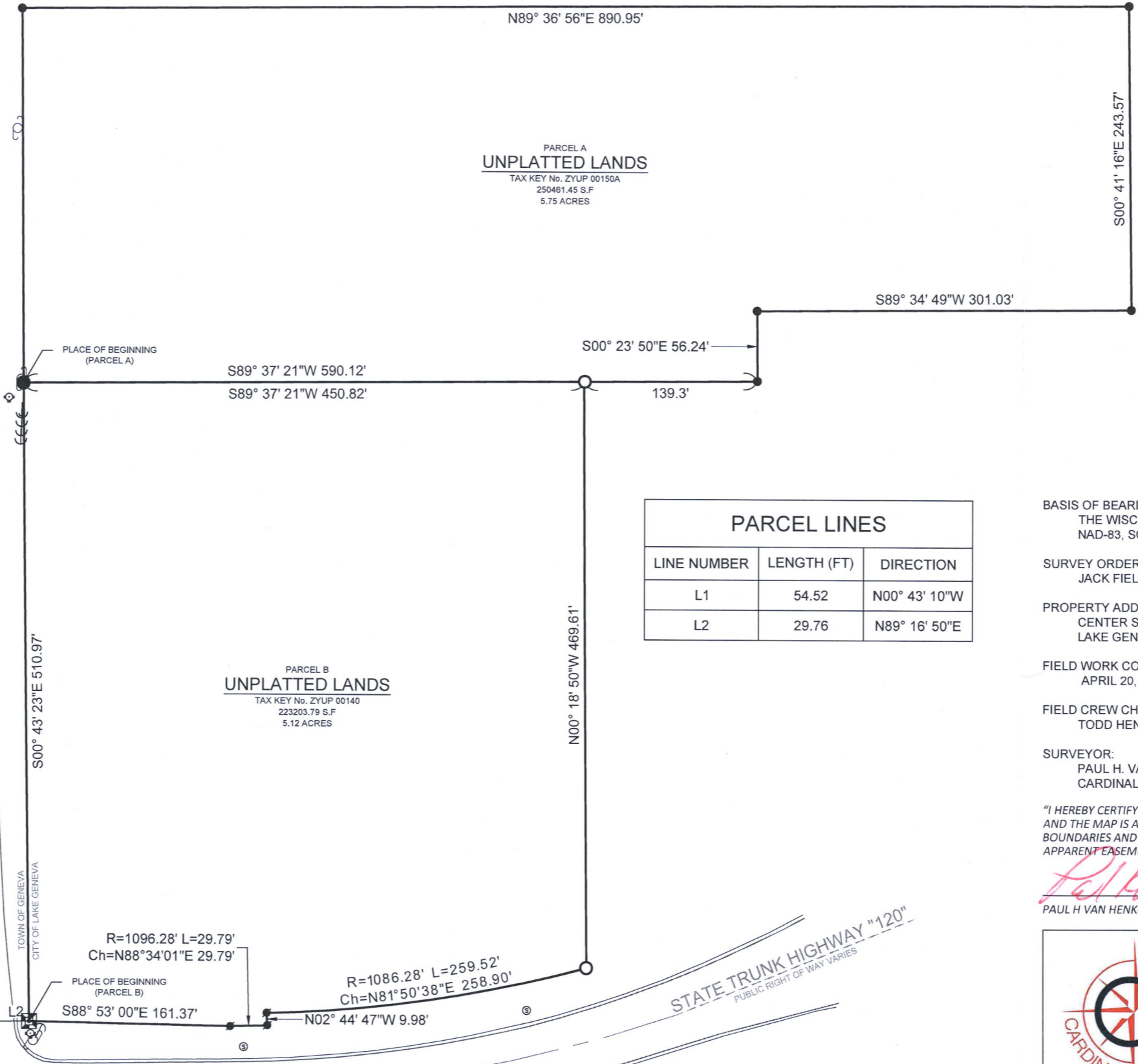
MORE PARTICULARLY DESCRIBED AS:

PARCEL A:
 COMMENCING FROM THE CENTER 1/4 CORNER OF SECTION 25,
 TOWNSHIP 2 NORTH, RANGE 17 EAST; THENCE N00°43' 10"W ALONG
 THE WESTERLY LINE OF THE NORTHEAST 1/4 54.52'; THENCE
 N89°16' 50"E 29.76' TO A FOUND CONCRETE MONUMENT ON THE
 EASTERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE
 N00°43' 23"W ALONG SAID RIGHT OF WAY FOR 510.97' TO THE
 PLACE OF BEGINNING; THENCE N00°35' 44"W ALONG SAID RIGHT
 OF WAY LINE 299.92'; THENCE N89°36' 56"E 890.95'; THENCE S00°41'
 16"E 243.57'; THENCE S89°34' 49"W 301.03'; THENCE S00°23' 50"E
 56.24'; THENCE S89° 37' 21"W 590.12' TO THE PLACE OF BEGINNING.

PARCEL B:
 COMMENCING FROM THE CENTER 1/4 CORNER OF SECTION 25,
 TOWNSHIP 2 NORTH, RANGE 17 EAST; THENCE N00°43' 10"W ALONG
 THE WESTERLY LINE OF THE NORTHEAST 1/4 54.52'; THENCE
 N89°16' 50"E 29.76' TO A FOUND CONCRETE MONUMENT ON THE
 NORTHERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY "120",
 BEING THE PLACE OF BEGINNING; THENCE S88°53' 00"E ALONG
 SAID NORTHERLY RIGHT OF WAY LINE 161.37'; THENCE ALONG THE
 ARC OF A CURVE TO THE LEFT, THE RADIUS BEING 1096.28 WITH
 AN ARC-LENGTH OF 29.79' AND THE CHORD BEARING N88°34' 01"E
 ALONG SAID RIGHT OF WAY 29.79'; THENCE N02°44' 47"W 9.98';
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIUS
 BEING 1086.28' WITH AN ARC-LENGTH OF 259.52' AND THE CHORD
 BEARING N81°50' 38"E ALONG SAID RIGHT OF WAY 258.90'; THENCE
 N00°18' 50"W 469.61'; THENCE S89°37' 21"W 450.82' TO A POINT ON
 THE EASTERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE
 S00°43' 23"E ALONG SAID RIGHT OF WAY LINE 510.97' TO THE PLACE
 OF BEGINNING

N 1/4 Corner of
 Sec. 25-2-17
 Concrete Mon.
 w/ Brass Cap
 N: 226,796.12
 E: 2,390,268.99

S00° 43' 21"E 2620.20'
 CENTER STREET
 66' PUBLIC RIGHT OF WAY
 S00° 43' 23"E 510.97'
 TOWN OF GENEVA
 CITY OF LAKE GENEVA
 L1
 L2



PARCEL A
UNPLATTED LANDS
 TAX KEY No. ZYUP 00150A
 250481.45 S.F.
 5.75 ACRES

PARCEL B
UNPLATTED LANDS
 TAX KEY No. ZYUP 00140
 223203.79 S.F.
 5.12 ACRES

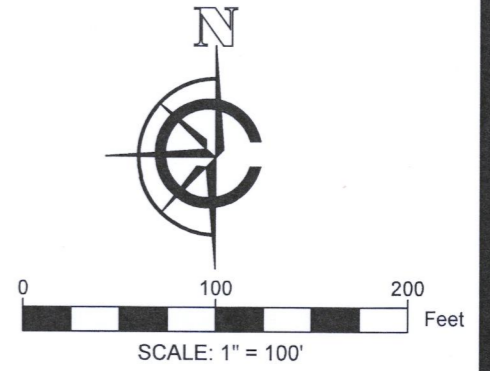
PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	54.52	N00° 43' 10"W
L2	29.76	N89° 16' 50"E

RECEIVED
 MAY 16 2022
 By *[Signature]*

Center 1/4 Corner
 Sec. 25-2-17
 Concrete Mon.
 w/ Brass Cap
 N: 224,176.15
 E: 2,390,302.03

ZYUP-150A ZYUP-140

007-3984



- LEGEND**
- FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE
 - FOUND IRON ROD
 - FOUND CONC. MONUMENT
 - SET 1" O.D. IRON PIPE 18", 1.13# L.F.
 - FOUND UTILITY POLE
 - ↓ FOUND GUY-WIRE
 - ⊗ FOUND SANITARY MANHOLE
 - ⊕ FOUND FIRE HYDRANT

BASIS OF BEARING:
 THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
 NAD-83, SOUTH ZONE.

SURVEY ORDERED BY:
 JACK FIELDS

PROPERTY ADDRESS:
 CENTER ST.
 LAKE GENEVA WI, 53147

FIELD WORK COMPLETED ON:
 APRIL 20, 2022

FIELD CREW CHIEF:
 TODD HENRICKSEN

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."

[Signature]
 PAUL H VAN HENKELUM, PLS #1931

[Signature]
 DATE 5/9/2022

CARDINAL
 PLAN | SURVEY | ENGINEER

1200 LA SALLE ST.
 LAKE GENEVA, WI 53147
 262-757-8776
 PLANSURVEYENGINEER.COM

DATE: 5/9/2022 JOB No. 22331
 SHEET 1 OF 1 LWG