

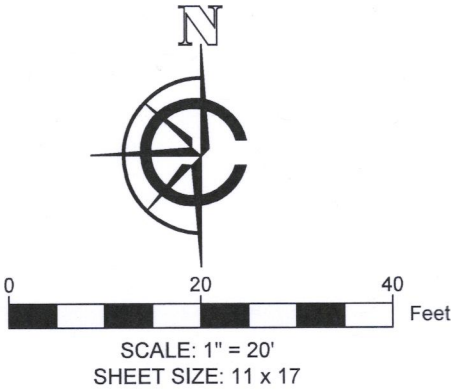
PLAT OF SURVEY

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

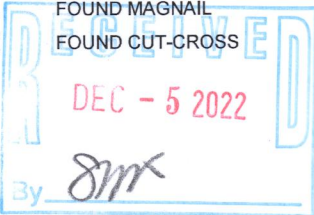
MORE PARTICULARLY DESCRIBED AS:
PART OF LOT 15 AND LOT 18, BLOCK 2 ORIGINAL PLAT, VILLAGE (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN; COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 2 OF SAID PLAT; THENCE S89°22' 50"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF "DODGE STREET" 359.42' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BROAD STREET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N00°11' 12"W 47.32' TO THE PLACE OF BEGINNING; THENCE N00°11' 12"W ALONG SAID RIGHT OF WAY LINE 24.80 TO A POINT; THENCE N89°22' 50"E 48.32'; THENCE S43°44' 36"E 31.47'; THENCE S00°11' 12"E 2.00'; THENCE S89°22' 50"W 70.00' TO A POINT ON THE EASTERLY RIGHT OF WAY OF "BROAD" STREET, ALSO BEING THE POINT OF BEGINNING.

ATTENTION:
OWNER HAS WAIVED THE REQUIREMENT OF AE 7.03 THAT STATES THE SURVEYOR SHALL SET MONUMENTS MARKING THE CORNERS OF THE PARCEL.

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	24.80	N00° 11' 12"W
L2	48.32	N89° 22' 50"E
L3	31.47	S43° 44' 36"E
L4	2.00	S00° 11' 12"E
L5	70.00	S89° 22' 50"W



- LEGEND
- EXISTING BUILDING
 - FOUND 1" IRON PIPE
 - FOUND MAGNAIL
 - FOUND CUT-CROSS



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

NORTHERLY RIGHT OF WAY LINE OF DODGE STREET, ORIGINAL PLAT OF VILLAGE (NOW CITY) OF LAKE GENEVA ASSUMED TO BEAR S89°22' 50"W.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
SALLY KAVANAUGH

PROPERTY ADDRESS:
507 BROAD STREET,
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
NOVEMBER 22, 2022

FIELD CREW CHIEF:
LAWRENCE GUMS

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

11/28/2022
DATE



CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 11 / 28 / 2022 JOB No. 22447
SHEET 1 OF 1 LWG

