

PLAT OF SURVEY

Survey No. 23.5069

LOCATION: 1504 W MAIN ST, LAKE GENEVA, WI 53147

PREPARED FOR: W J GOES

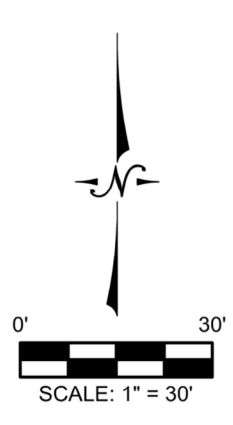
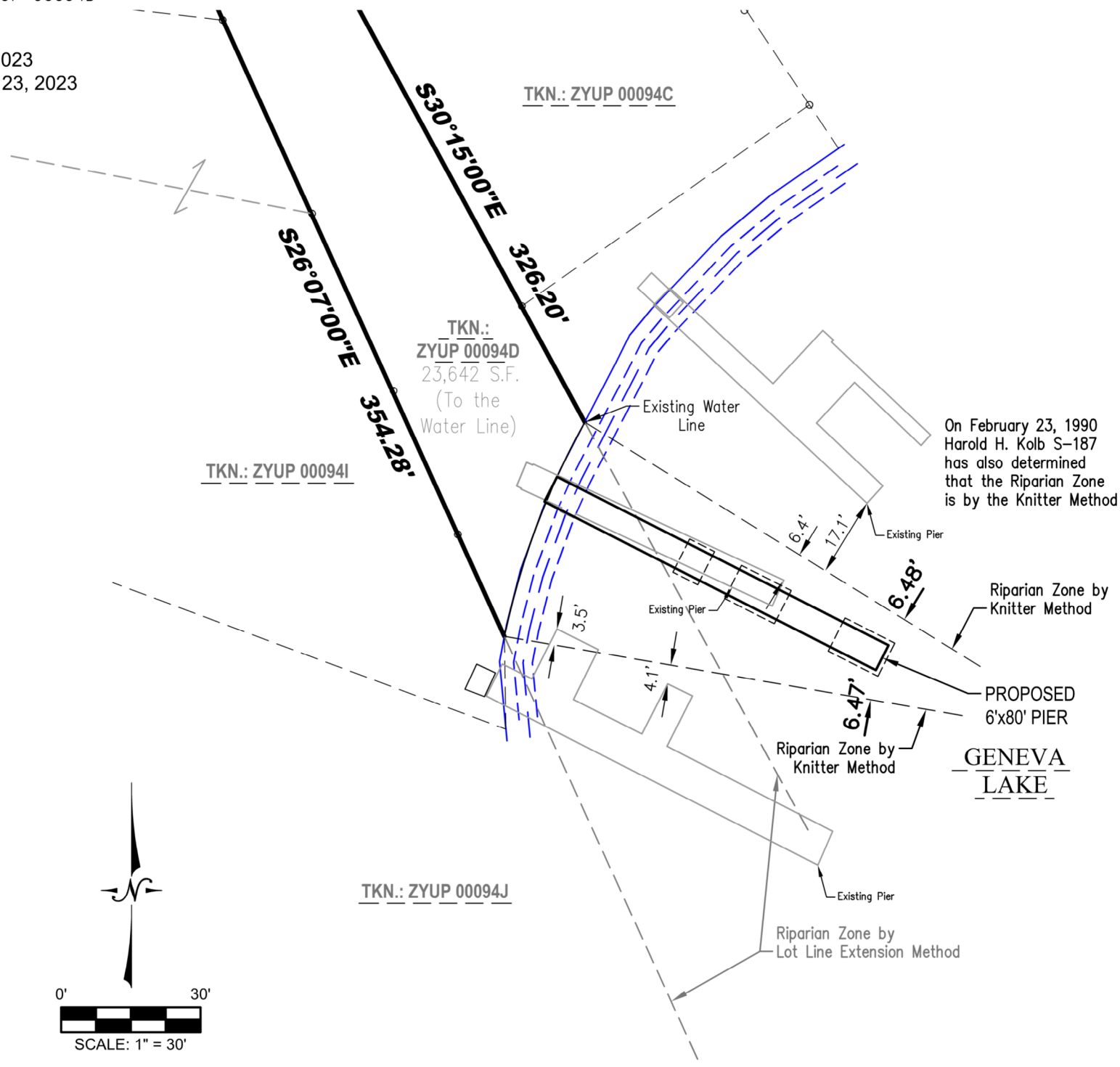
PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST ½ OF SECTION 35 T2N, R17E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF LAKE GENEVA MANOR SUBDIVISION OF SAID CITY OF LAKE GENEVA ON THE SOUTHERLY LINE OF MAIN STREET; THENCE NORTH 67° 25' EAST ALONG THE SOUTHERLY LINE OF SAID MAIN STREET 85.00 FEET; THENCE SOUTH 21° 29' EAST 180.31 FEET TO AN IRON POPE AND THE PLACE OF BEGINNING; THENCE SOUTH 68° 15' WEST 84.71 FEET TO AN IRON POPE; THENCE SOUTH 21° 37' EAST 58.84 FEET TO AN IRON POPE; THENCE NORTH 86° 13' EAST 210.04 FEET TO AN IRON PIPE; THENCE SOUTH 28° 07' EAST 354.28 FEET MORE OR LESS TO THE SHORE OF GENEVA LAKE; THENCE NORTHEASTERLY ALONG THE SHORE OF GENEVA LAKE 47.50 FEET MORE OR LESS TO A POINT LOCATED 80.00 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF LAND NOW OWNED BY KARL M. KECK; THENCE NORTH 30° 15' WEST 326.20 FEET TO AN IRON POPE; THENCE NORTH 50° 48' WEST 137.05 FEET TO AN IRON PIPE; THENCE SOUTH 68° 15' WEST 59.54 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS IN COMMON WITH OTHERS LOCATED IN THE EAST ½ OF SECTION 35, T2N R17E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS; TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF LAKE GENEVA MANOR SUBDIVISION OF SAID CITY OF LAKE GENEVA ON THE SOUTHERLY LINE OF MAIN STREET; THENCE NORTH 67° 25' EAST ALONG THE SOUTHERLY LINE OF SAID MAIN STREET 97.00 FEET MORE OR LESS TO THE PLACE OF BEGINNING; THENCE SOUTH 21° 29' EAST 100 FEET TO A POINT; THENCE NOR7° 25' EAST 15 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION PARALLEL WITH THE AFOREMENTIONED 100 FEET LINE 100 FEET TO A POINT THAT IS 112 FEET ALONG MAIN STREET NORTHEAST OF THE NORTHEAST OF THE NORTHEAST CORNER OF LAKE GENEVA MANOR; THENCE SOUTHWEST ALONG MAIN STREET 15 FEET TO THE PLACE OF BEGINNING. ALSO, A RIGHT-OF-WAY FOR INGRESS AND EGRESS IN COMMON WITH OTHERS OVER, ALONG AND ACROSS A PARCEL OF REAL ESTATE, SITUATED IN THE EAST ½ OF SECTION 35, T2N R17E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS THE FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF LAKE GENEVA MANOR SUBDIVISION OF SAID CITY OF LAKE GENEVA ON THE SOUTHERLY LINE OF MAIN STREET; THENCE SOUTH 67° 25' WEST ALONG THE SOUTHERLY LINE OF MAIN STREET 12.00 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM A RIGHT OF WAY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF LAKE GENEVA MANOR SUBDIVISION OF SAID CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN ON THE SOUTHERLY LINE OF MAIN STREET; THENCE NORTH 67° 25' EAST ALONG THE SOUTHERLY LINE OF SAID MAIN STREET 85.00 FEET; THENCE SOUTH 21° 29' EAST 180.31 FEET TO AN IRON PIPE; THENCE SOUTH 68° 15' WEST 79.71 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 68° 15' WEST 5.00 FEET; THENCE SOUTH 21° 37' EAST 58.84 FEET TO AN IRON PIPE; THENCE NORTH 86° 13' EAST 5.25 FEET; THENCE NORTH 21° 37' EST TO THE PLACE OF BEGINNING.

CURRENT OWNER: W J GOES

TAX ID: ZYUP 00094D

June 21, 2023
Rev. June 23, 2023



Legend:
○ Found 1" Iron Pipe



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

[Signature]
Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY:
FIELD WORK BY:

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