

**LEGAL DESCRIPTION PER
WARRANTY DEED NO. 1081671:**

Lot 17, Block 21 in map of Lake Geneva Manor, Tract 17 being a Subdivision in the East 1/2 of Section 35, T2N, R17E, in the City of Lake Geneva, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that part of Lot 17, Block 21 lying North of a straight line 4 feet North of the Northwest corner of Lot 17 to a point 6 feet South of the Northeast corner of Lot 17; also conveying all that part of Lot 18, Block 21, Tract 17 of Lake Geneva Manor, lying South of a straight line from a point 4 feet North of the Southwest corner of Lot 18 to a point 6 feet South of the Southeast corner of Lot 18.

EXCEPTING THEREFROM a parcel of land being part of Lot 17, Block 21, Lake Geneva Manor, a subdivision located in the City of Lake Geneva, Walworth County, Wisconsin and described as follows, to-wit: Beginning at a point 6.00 feet South of the Northeast corner of said Lot 17; thence Westerly 9.0 feet, along a line from a point 6.00 feet South of the Northeast corner of said Lot 17 to a point 94.70 feet South of the Northwest corner of Lot 18, said Block 21, to the edge of a concrete drive; thence Southeasterly 10.6 feet along the edge of said drive to a point 1.9 feet South of the place of beginning; thence North 1.9 feet to the place of beginning.

ALSO excepting a parcel of land being part of Lots 17 and 18, Block 21, Lake Geneva Manor, a subdivision located in the City of Lake Geneva, Walworth County, Wisconsin and described as follows, to-wit: Commencing at the Southwest corner of said Lot 18; thence Northerly 3.0 feet along the Westerly line of said Lot 18 to the place of beginning; thence continue Northerly 1.0 feet; thence Southeasterly 31.0 feet along a line from a point 94.70 feet South of the Northwest corner of said Lot 18 to a point 6.0 feet South of the Northeast corner of said Lot 17, to the Easterly edge of a concrete sidewalk; thence Southerly 1.9 feet to the Southeasterly corner of said sidewalk; thence Northwesterly 30.9 feet along the Southerly edge of said sidewalk to the place of beginning.

Tax Parcel No, ZLM 00064

LEGEND

OVERHEAD WIRES

OHW

AREA OF CONCRETE ENCROACHMENT

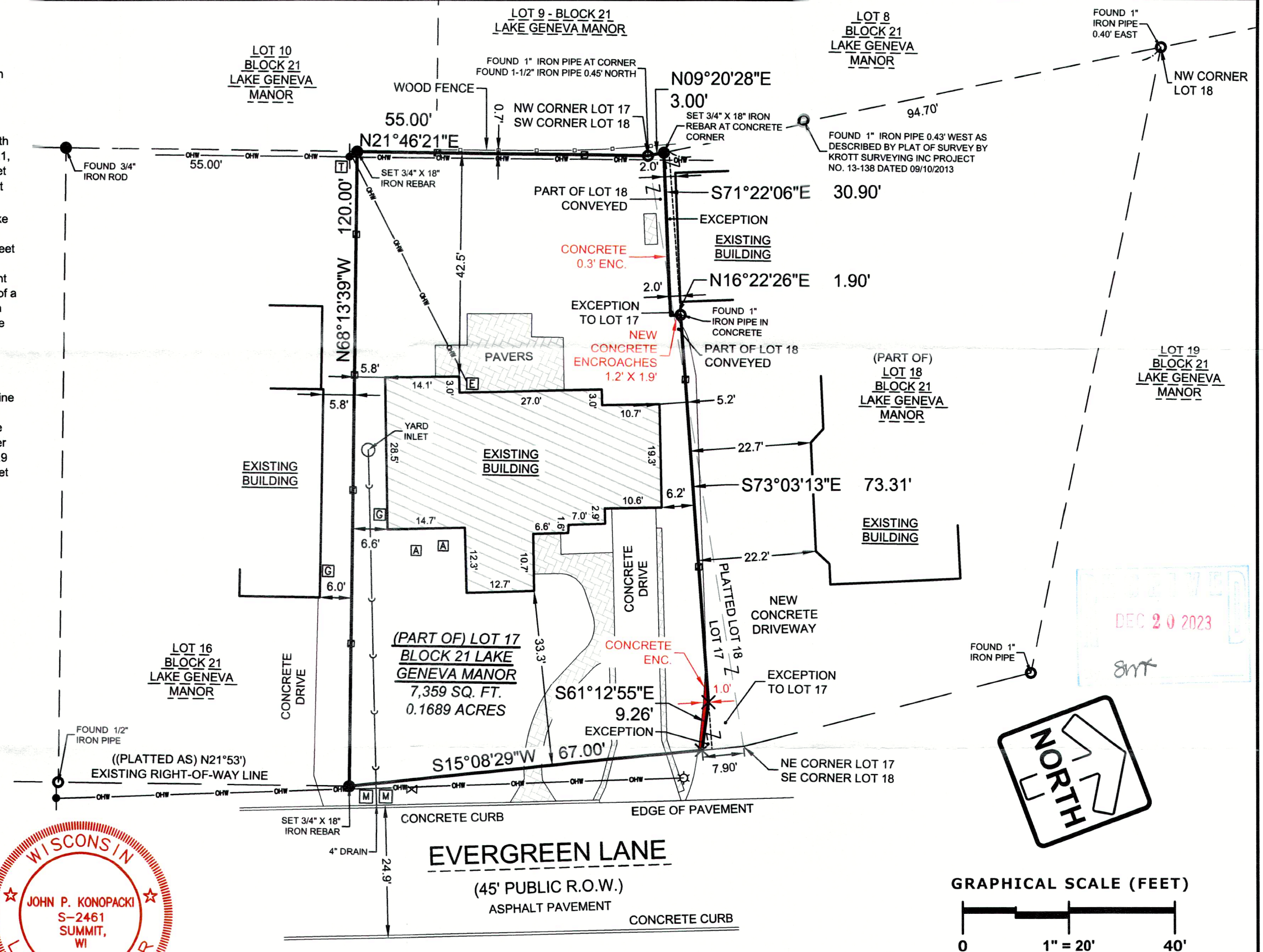
GENERAL NOTES

1. Survey prepared for: JOHN GARDNER
2. ADDRESS: 1567 Evergreen Lane, Lake Geneva, WI
3. Field work completed on SEPTEMBER 20, 2023.

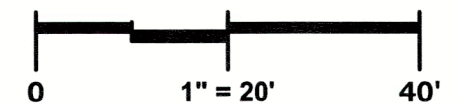
I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED

JOHN P. KONOPACKI,
PROFESSIONAL LAND SURVEYOR S-2461



GRAPHICAL SCALE (FEET)



Bearings referenced to the southerly lot line of Lot 17, Block 21, Lake Geneva Manor, which has an assumed bearing of N68°13'39" West.

DRAFTED BY: ST

PLAT OF SURVEY

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#5174.00

09/21/2023