COMPASS ALTERNATIVES

4706 GREGORY STREET MCHENRY, IL 60051 Licensed Professionals in both Illinois & Wisconsin IL DESIGN FIRM #184.008609

compalt743@gmail.com

PHONE:

PLAT OF SURVEY

A PARCEL OF LAND BEING PARTS OF LOTS 17 AND 18, IN BLOCK 21 OF LAKE GENEVA

MANOR, TRACT NO. 17, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 35, TOWNSHIP

2 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERDIAN, IN THE CITY OF LAKE

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2 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF LAKE
GENEVA, WALWORTH COUNTY, WISCONSIN, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 16, 1926 AS DOCUMENT NUMBER 254550, IN BOOK 9 OF PLATS, PAGES 52 AND 53, IN THE OFFICE OF THE REGISTER OF DEEDS
FOR WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTHERLY
95.70 FEET ALONG THE WEST LINE OF SAID LOT 18; THENCE SOUTHEASTERLY 30.9 FEET ALONG THE SOUTHERLY EDGE OF A CONCRETE
SIDEWALK; THENCE NORTHERLY 1.9 FEET ALONG THE EASTERLY EDGE OF SAID LOT 18 AND DRAWN TO A POINT THAT IS 6.00 FEET
SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTHEASTERLY 73.25 FEET ALONG SAID (REFERENCE) LINE TO THE
EDGE OF A CONCRETE DRIVEWAY; THENCE SOUTHEASTERLY 10.6 FEET ALONG THE EDGE OF SAID DRIVEWAY TO A POINT THAT IS 7.9 FEET
SOUTH OF THE THE NORTHEAST CORNER OF SAID LOT 17; THENCE NORTHERLY 64.15 FEET ALONG THE EAST LINE OF SAID LOTS 17 AND
18 TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE NORTHWESTERLY 119.90 FEET TO THE POINT OF BEGINNING.

LOT 20 COMMONLY KNOWN AS: 1561 EVERGREEN LANE, LAKE GENEVA, WI PERMANENT INDEX NUMBER: ZLM 00065 FOUND IRON PIPE-1 1/4"-NW. CORNER OF LOT 18 & POINT OF BEGINNING 701 19 119.9, N. 5>00.42.119.8>, MEASMEAS , 68.68' MEAS 18" W MEAS PLATTED ∞ IO'AS 95.72' MEAS 3 OF THE WEST 18 COMBINED) KOMO ROM PREZ J. C. C. L. S. WHER **68.7** REC S 10.09, EST LINE OF L 75 L , 08°48' 30" W WEST LINE OF LOT 18 AS PLATTED BLOCK 21 NOTE: ,0 ,7 ,9 ,9 THIS PLAT IS A SURVEY OF THE BOUNDARY 95.7 (BOTH SE LINE ONLY, NOT DEPICTING ANY MAN-MADE LAND IMPROVEMENTS PER THE OWNER'S REQUEST. 18 FOUND IRON **ZLM 00065** PIPE-1 1/4" NE. CORNER OF LOT 18 FOUND IRON PIPE-1/2" SEE NOTES, COMMENT #1 8,783 ± SQ.FT. REC 0 $(0.202 \pm ACRES)$ WALK OLD CONCRETE WALK)
FENCE IS ON LINE (PER DEEDS)
IS 0.3, SOUTH 5.92'MEAS E MEAS 国 3' DEED 63.82' ME, TH SEGMENTS OF THE ST LINES OF LOT 17 C LOT 18 COMBINED) VERGREEN LANI POINT IS 94.70' SOUTHERLY FROM THE NW. CORNER OF LOT 18-FOUND IRON PIPE-1 1/4" (ALSO REFERRED TO AS A POINT THAT IS 4' NORTH OF THE SW. CORNER OF LOT 18 IN THE LEGAL DESCRIPTION OF THE NEIGHBOR'S PARCEL TO THE SOUTH OF THE TRACT BEING DEPICTED HEREON, #ZLM 00065), END OF THE (REFERENCE) LINE 31.00' DEED & MEAS 72°56' 46" & MEAS (REFERENCE) LINE IN CONCRETE, 0.2' NORTH & 0.05' EAST CONCRETE INTERSECTS LOT LINES & ENCROACHES BY 1.2' SOUTH & 1.8' EAST-(CONCRETE IS 1.1' SOUTH AT CORNER) FOUND IRON ROD-3/4" ON LINE & 0.1'EAST WALK IS ON LINE (PER DEEDS) FENCE END IS 0.3' SOUTH 30.90 DEED & MEAS
SEE NOOTES 21" & MEAS
OLD WOTES, COMMENT MEAS
(PER DEEDS) OF SON #3
(PER DEEDS) ON #3

18" (NEWER CUNCRETE)
CONCRETE DRIVEWAY
CONCRETE ARTIAL
DEPICTION OF CONCRETE AREA) (NEWER CONCRETE) **56'**REC N 06°54' 64.15' D (BOTH EAST & LO LINE OF -DRIVE IS 2.1' NORTH FOUND IRON PIPE-1 1/4 SW. CORNER OF LOT 18 SEE NOTES, COMMENT #2 SOUTH LINE OF LOT 18 AS PLATTED FERENCE) LINE PER DEED MEAS 1. 05... 2. 24 MEAS... ES, COMMENT #4 73.25 DEED & MEAS MEAS Ė SET CUT CROSS "+" CORNER OF LOT 18 SET IRON ROD-5/8" ON LINE & 0.15' EAST

ORIVE IS 1.1' SOUTH 7.90'DEED & MEAS MEAS , 55, REC , 21,8EC 10.6 beed SEE NOTES, COMMENT MEAS FOUND CUT CROSS "+" Lo_T POINT IS 7.9' SOUTH OF THE NE. CORNER OF LOT 17 FOUND IRON ROD-3/4"-DRIVE IS 0.7' SOUTH MEAS WEAS 3.00' SOUTHERLY F YORNER OF LOT HE (REFERENCE) 1 Lo_T 120' REC N 68°06' 06" 119.98' MEAS MEAS 99 6 20 SURVEYOR'S NOTES: THIS POINT IS BEING ACCEPTED AS THE LOT CORNER BETWEEN LOTS 8 & 9, AND CODINION IS ALSO AN ANGLE POINT ALONG THE WEST LINE OF LOT 18. THIS S I VA OF: OF IN MY OPINION, IS ALSO AN ANGLE POINT ALONG THE WEST LINE OF LOT 18. THIS POINT ALSO MATCHES THE POSITION CALLS FROM OTHER LAND SURVEYORS WHO CALLED IT ROUGHLY 0.5' WEST OF LINE (IF ONE WAS TO DRAW A STRAIGHT LINE FROM THE NW. CORNER OF LOT 18 TO THE ORIGINAL MOST SOUTHWESTERLY CORNER OF LOT 18). THERE IS ALSO ANOTHER FOUND IRON PIPE—7/8" THAT IS S 69°26'31" E 0.24'. 2.) THIS POINT IS BEING ACCEPTED AS THE LOT CORNER BETWEEN LOTS 17 & 18, AND IS ALSO AN ANGLE POINT ALONG THE EAST LINE OF LOT 9. THIS PIPE HAS AN EXTREMELY MUSHROOMED AND DISFIGURED TOP, YET MATCHES VERY WELL WITH OTHER FOUND BOUNDARY EVIDENCE AND MONUMENTED LOT CORNERS. THERE IS ALSO ANOTHER FOUND IRON PIPE-1 3/4" THAT IS N $06^{\circ}27'31''$ E 0.53'. FOUND IRON ROD-3/4" 3.) THE DEED CALLS THIS LINE AS BEING "ALONG THE SOUTHERLY EDGE OF A CONCRETE SIDEWALK". IT SHOULD BE NOTED THAT ON SEPTEMBER 20, 2023, JOHN P. KONOPACKI, S-2461, DID PERFORM A SURVEY OF THE PARCEL TO THE SOUTH AND SEEMS TO FOLLOW S-2461, DID PERFORM A SURVEY OF THE PARCEL TO THE SOUTH AND SEEMS TO FOLLOW THE DEED DATA RATHER THAN THE DEED LINE CALL DESCRIBING THE OLD CONCRETE WALK.

THE LINE CREATED BY FOLLOWING THE METES & BOUNDS DATA IN THE DEED LIES ROUGHLY

0.2'-0.3'NORTHERLY OF THE SOUTH EDGE OF THE OLD CONCRETE SIDEWALK. THIS SURVEY IS HOLDING THIS SEGMENT OF THE BOUNDARY FOLLOWING ALONG THE SOUTH EDGE OF THE OLD CONCRETE SIDEWALK AS STATED IN THE DEED, AS IT IS AN ACTUAL SURVEY MONUMENT. 4.) THE DEED CALLS THESE LINES AS BEING "ALONG THE EASTERLY EDGE OF A CONCRETE SIDEWALK" AND ALSO "ALONG THE EDGE OF A CONCRETE DRIVEWAY". HOWEVER, BOTH THE DRIVEWAY & PART OF THE OLD CONCRETE SIDEWALK HAVE BEEN REPLACED WITH NEW CONCRETE IN RECENT YEARS. SINCE THE OLD CONCRETE FIELD EVIDENCE NO LONGER EXISTS, I USED THE METES & BOUNDS DATA PROVIDED IN THE DEED TO RETRACE THESE LINES. 5.) THE DEED STATES "THENCE NORTHERLY 64.15 FEET ALONG THE EAST LINE OF SAID LOTS 17 AND 18 TO THE NORTHEAST CORNER OF SAID LOT 18". THIS STATEMENT IS KIND OF MISLEADING FOR A LEGAL DESCRIPTION, AS IT NEGLECTS TO MENTION THE ANGLE POINT THAT EXISTS AT THE LOT CORNER BETWEEN LOTS 17 & 18 AT THE RIGHT-OF-WAY LINE.

20 feet SCALE: <u> 1 inch = </u>

SARAH THOMPSON ORDERED BY:

JOAN THOMPSON REFERENCE:

23178 JOB NO.:

DECEMBER 15, 2023 THIS PLAT IS NOT VALID WITHOUT SURVEYORS SEAL. FIELDWORK COMPLETED:

COMPARE ALL POINTS AND REPORT ANY DIFFERENCE AT ONCE.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY OR BUILDING COMMISSIONER.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSION IS TO BE ASSUMED BY SCALING THIS PLAT.

James B. Shannon - Wisconsin Professional Land Surveyor S-2792-8

I hereby certify that I have surveyed the above described property and the above plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive 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.

Dated at Mchenry, Illinois this 8th day of FEBRUARY 2024, Anno Damini.