

PLAT OF SURVEY
FOR PIER PLAT

LOCATION: 978 N. KNOLL LANE, LAKE GENEVA, WISCONSIN 53147

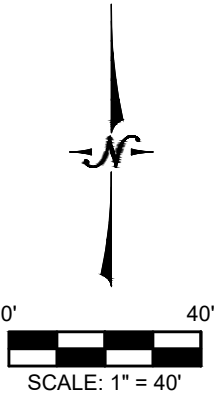
PREPARED FOR: REED'S CONSTRUCTION

PROPERTY DESCRIPTION: A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 625 ON PAGE 987 AS DOCUMENT NO. 264786, AS SHOWN BELOW, BEING A PART OF THE NORTHWEST ¼ 1-1-17: BEGINNING AT THE N ¼ CORNER OF SECTION 1, T1N, R17E, OF THE 4TH PM, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN; RUN THENCE S ON THE N AND S ¼ SECTION LINE OF SECTION 1, 1192.62 FEET TO A CONCRETE MONUMENT; THENCE N 89° 48' 27" E 42.40 FEET TO A POINT; THENCE N 00°03'47" WEST 439.25 FEET TO A STONE MONUMENT; THENCE S 89°45'25" WEST 550.83 FEET TO A STONE MONUMENT; THENCE S 69°20'43" WEST 214.69 FEET TO A STONE MONUMENT; THENCE 89°11'12" WEST 67.65 FEET TO A POINT; THENCE SOUTH 00°48'48" EAST 6.00 FEET TO A POINT; THENCE SOUTH 45°56'42" WEST 63.95 FEET TO A POINT; THENCE NORTH 66°25'18" WEST 241.67 FEET TO A POINT AND PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; RUN THENCE SOUTH 66°25'16" EAST 241.67 FEET TO A POINT; THENCE NORTH 45°56'42" EAST 63.95 FEET TO A POINT; THENCE SOUTH 89°11'12" WEST 34.25 FEET TO A POINT; THENCE NORTH 66°25'18" WEST 243.39 FEET, MORE OR LESS TO THE WATER EDGE OF LAKE GENEVA, TO A POINT THAT IS NORTH 66°25'18" WEST 15.00 FEET, MORE OR LESS, FROM THE PLACE OF BEGINNING; THENCE SOUTH 66°25'18" EAST 15.00 FEET, MORE OR LESS TO THE PLACE OF BEGINNING. CONTAINING 0.275 ACRE OF LAND, MORE OR LESS.

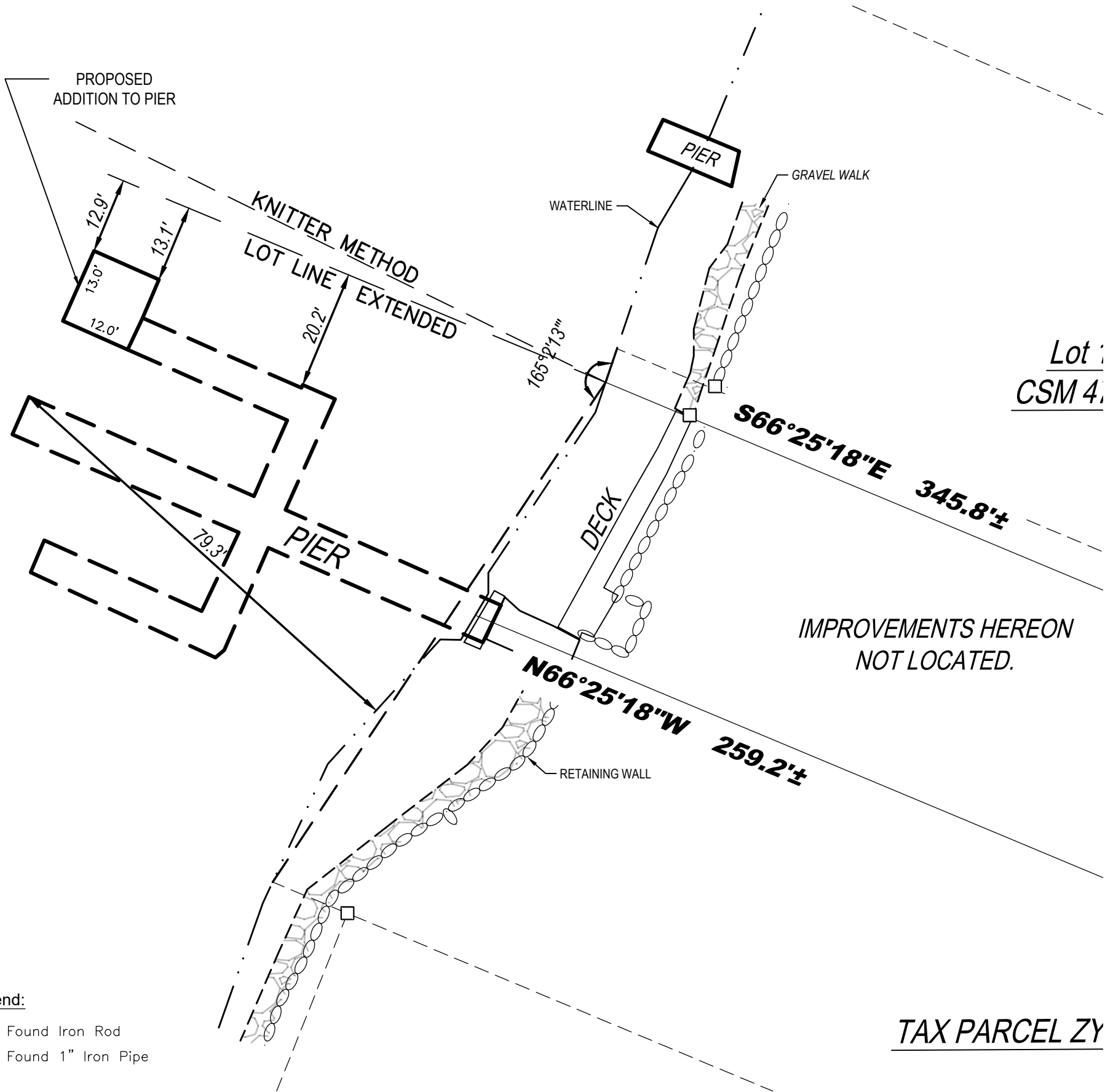
TOGETHER WITH A RIGHT-OF-WAY TO BE USED ON COMMON WITH OTHERS AS A WAY OF PASSAGE AND TRAVEL OVER AND UPON THE FOLLOWING DESCRIBED TRACT OF LAND TO-WIT: BEGINNING AT THE NORTH ¼ CORNER OF SECTION 1, T1N, R17E OF THE 4TH PM, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN; RUN THENCE SOUTH ON THE NORTH AND SOUTH ¼ SECTION LINE OF SECTION 1, 1192.62 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89°48'27" EAST 42.40 FEET TO A POINT; THENCE NORTH 00°03'47" WEST 439.25 FEET TO A STONE MONUMENT; THENCE SOUTH 89°45'25" WEST 550.83 FEET TO A STONE MONUMENT; THENCE SOUTH 69°20'43" WEST 214.69 FEET TO A STONE MONUMENT; THENCE SOUTH 89°11'12" WEST 67.65 FEET TO A POINT; THENCE SOUTH 00°48'48" EAST 6.00 FEET TO A POINT AND PLACE OF BEGINNING OF EASEMENT HEREINAFTER DESCRIBED; RUN THENCE SOUTH 45°56'42" WEST 63.95 FEET TO A POINT; THENCE SOUTH 54°22'50" EAST 20.33 FEET TO A POINT; THENCE NORTH 45°56'42" EAST 6031 FEET TO A POINT; THENCE NORTH 44°03'18" WEST 20.00 FEET TO A POINT AND THE PLACE OF BEGINNING; THENCE CONTINUING E'LY ALONG THE EXISTING TRAVELED ROAD TO WILLOW STREET.

CURRENT OWNER: 978 N. KNOLL LANE TRUST

TAX ID: ZYUP 00106J



BEARINGS HEREON RELATE TO THE NORTH LINE OF SAID DESCRIBED LOT; BEARING SOUTH 66°25'18" EAST.



Legend:

- Found Iron Rod
- Found 1" Iron Pipe

TAX PARCEL ZY


LYNCH & ASSOCIATES
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WISCONSIN
★ RITCHIE P. WENZEL ★
S-4027
MILWAUKEE, WI
LAND SURVEYOR

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 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.



Ritchie P. Wenzel, Professional Land Surveyor, S-4027

FIELD WORK BY: SO
FIELD WORK DATE: 07.19.2024