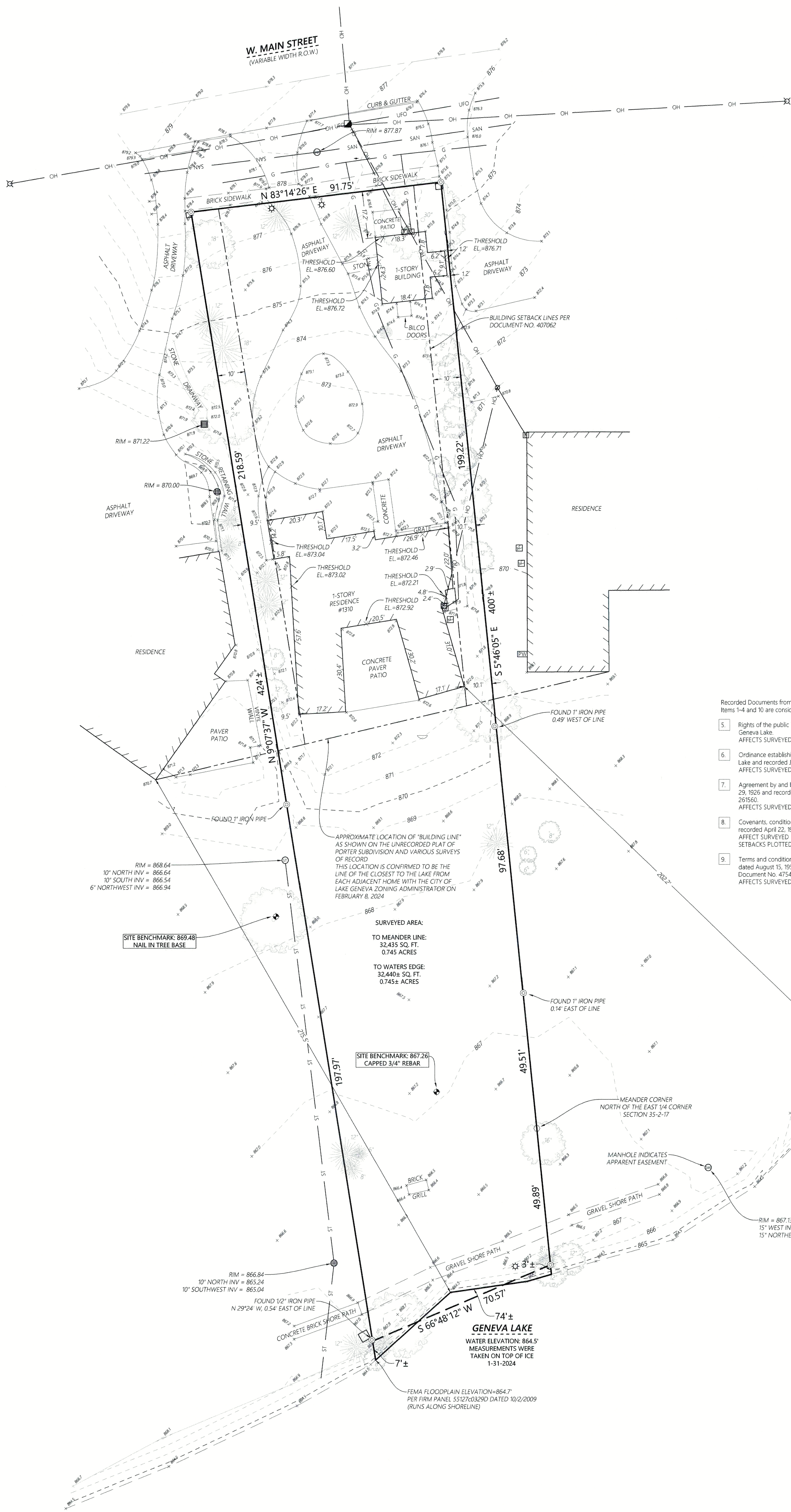


PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING

A PARCEL OF LAND RECORDED AND DESCRIBED AS FOLLOWS (DOCUMENT NO. 1085294):
A PARCEL OF LAND SITUATE IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE SOUTHERLY LINE OF MAIN STREET IN THE CITY OF LAKE GENEVA, 60.35 FEET, S78°30'W OF A POINT OF INTERSECTION OF THE SOUTH LINE OF MAIN STREET AND THE EAST LINE OF SECTION 35, T 2 N, R 17 E, THENCE S9°10'E 393.7 FEET TO A POINT IN THE SHORE OF LAKE GENEVA; THENCE S67°59'W ALONG THE SHORE 71 FEET; THENCE N12°27'W 425.6 FEET; THENCE N78°30'E 91.8 FEET TO THE PLACE OF BEGINNING.



MONUMENT KEY

- Iron Pipe Found
- Section Corner Monument Found
- Record Information
- Benchmark

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- UFO
- Existing Underground Fiber Optic
- OH
- Existing Overhead Power
- ST
- Existing Storm Sewer
- SAN
- Existing Sanitary Sewer
- G
- Existing Gas Main
- Existing Gas Meter
- Existing Electric Meter
- Existing Utility Pole
- Existing Guy Wire
- Existing Ground Light
- Existing Well
- Existing Beehive Inlet
- Existing Round Inlet
- Existing Square Inlet
- Existing Sanitary Manhole
- Existing Storm Manhole
- Existing Air Conditioner
- Coniferous Tree
- Deciduous Tree
- Existing Tree Stump
- Existing Satellite Dish
- Existing Spot Elevation

Recorded Documents from Title Search prepared by Southeastern Title, LLC dated January 26, 2024. Items 1-4 and 10 are considered general in nature or non-survey related and are not listed.

- Rights of the public in and to the footpath or walkway on or near the embankment of water of Geneva Lake. AFFECTS SURVEYED PROPERTY, EXISTING SHORE PATH SHOWN HEREON.
- Ordinance establishing a pierhead line and regulations relating to piers and wharves on Geneva Lake and recorded June 8, 1983 as Document No. 90547. AFFECTS SURVEYED PROPERTY, DESCRIBED PIERHEAD RIGHTS.
- Agreement by and between Henry H. Porter et al and the City of Lake Geneva dated November 29, 1926 and recorded February 16, 1927 in Volume 154 of Mortgages, page 626, as Document No. 261560. AFFECTS SURVEYED PROPERTY, SANITARY SEWER EASEMENT PLOTTED HEREON.
- Covenants, conditions and restrictions contained in Warranty Deed dated January 3, 1948 and recorded April 22, 1948 in Volume 382 of Deeds, page 200, as Document No. 407062. AFFECT SURVEYED PARCEL, APPROXIMATE BUILDING SETBACK LINE AND EAST AND WEST SETBACKS PLOTTED HEREON.
- Terms and conditions of Agreement between Louis J. Patla and Sally Patla and August C. Sievers dated August 15, 1955 and recorded October 18, 1955 in Volume 489 of Deeds, page 374, as Document No. 475400. AFFECTS SURVEYED PARCEL, RIGHTS FOR ACCESS (NOT AN EASEMENT)

SNOW NOTE

APPROXIMATELY 3 INCHES OF SNOW AND/OR ICE COVERED THE SITE AT THE TIME OF FIELD WORK. CERTAIN IMPROVEMENTS AND/OR UTILITIES MAY HAVE BEEN VISUALLY OBSTRUCTED DURING CONDUCTING THE SURVEY.

EASEMENT NOTE

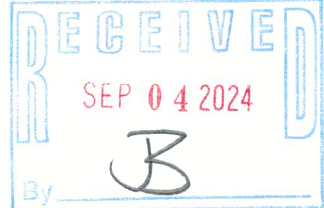
SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

Kristin J. Belongia
David J. Earl, P.L.S.
Wisconsin Professional Land Surveyor S-3257
State of Wisconsin } ss
County of Walworth }

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 8th day of February, 2024 at Beloit, Wisconsin.
Last day of field work January 31st, 2024



Scale: 1" = 20'
DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE, THE _____ LINE OF THE _____ BEARING
VERTICAL DATUM BASED ON NAVD-88 (2012) GEOID 18 WISCONSIN
STARTING BENCHMARK: NGS MONUMENT PID: DG4877 PUBLISHED ELEVATION: 1055.7



007-4495

ORDER NO: 34925

FIELD CREW: BMR
DRAWN BY: BMR
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:

Lake Geneva Architects
323 Broad Street, Suite 102
Lake Geneva, WI 53147

PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING

FOR
ROBERT LOQUERCIO & VERONICA ZEPEDA-LOQUERCIO
LAKE GENEVA, WISCONSIN

Batterman
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