

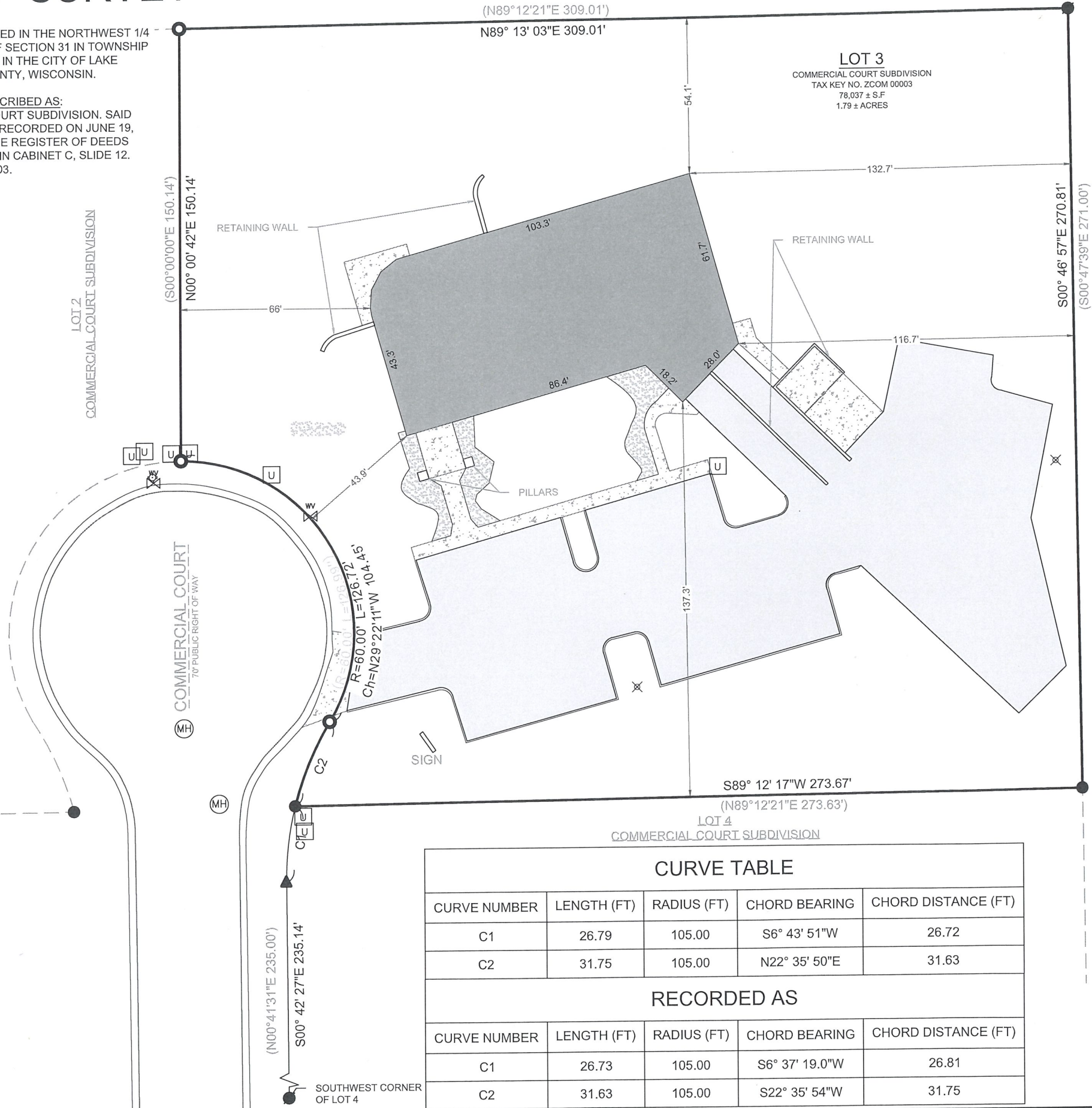
PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 31 IN TOWNSHIP
2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE
GENEVA, WALWORTH COUNTY, WISCONSIN.

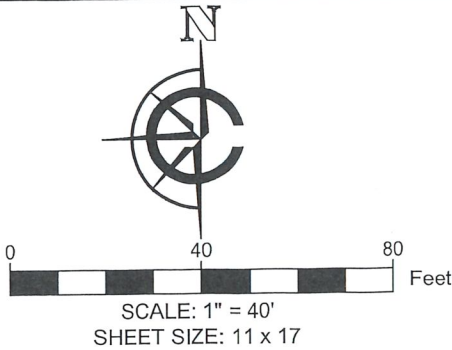
MORE PARTICULARLY DESCRIBED AS:
LOT 3 OF COMMERCIAL COURT SUBDIVISION. SAID
SUBDIVISION BEING DULY RECORDED ON JUNE 19,
1998, IN THE OFFICE OF THE REGISTER OF DEEDS
FOR WALWORTH COUNTY IN CABINET C, SLIDE 12.
DOCUMENT NUMBER 385203.

OUTLOT 1
LAKE GENEVA BUSINESS PARK

LOT 3
COMMERCIAL COURT SUBDIVISION
TAX KEY NO. ZCOM 00003
78,037 ± S.F.
1.79 ± ACRES



CURVE TABLE				
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD DISTANCE (FT)
C1	26.79	105.00	S6° 43' 51"W	26.72
C2	31.75	105.00	N22° 35' 50"E	31.63
RECORDED AS				
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD DISTANCE (FT)
C1	26.73	105.00	S6° 37' 19.0"W	26.81
C2	31.63	105.00	S22° 35' 54"W	31.75



- LEGEND
- EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING GRAVEL
 - (xx) RECORDED AS
 - FOUND 1" IRON PIPE
 - FOUND IRON ROD
 - FOUND MAGNAIL
 - SET 1" I.D. IRON PIPE 18", 1.13#/ L.F.
 - FOUND MANHOLE
 - FOUND SANITARY MANHOLE
 - FOUND UTILITY PEDESTAL
 - FOUND WATER VALVE
 - FOUND LIGHT POLE
 - FOUND FIRE HYDRANT
 - EXISTING WOOD FENCE

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
NAD-83 (2011), SOUTH ZONE. THE SOUTH LINE OF LOT 3 OF
COMMERCIAL COURT SUBDIVISION IS ASSUMED TO BEAR
N89°12'17"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
JOHN STENSLAND

PROPERTY ADDRESS:
501 COMMERCIAL CT,
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
JANUARY 16, 2025

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC

I, MICHAEL J. MARTIN, PLS-2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE
ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION
THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND
DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON; BOUNDARY FENCES,
APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN
ACCORDANCE WITH CHAPTER A-E.7 "MINIMUM STANDARDS FOR PROPERTY
SURVEYS" OF THE WISCONSIN ADMINISTRATIVE CODE AND IS MADE FOR THE
EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY AND ALSO FOR
THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLES THERETO WITHIN
ONE(1) YEAR FROM THE DATE HEREOF.

m.j.martin
MICHAEL J. MARTIN, PLS #2307

01-20-2025
DATE



CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 1 / 20 / 2025 JOB No. 24416
SHEET 1 OF 1 SEM