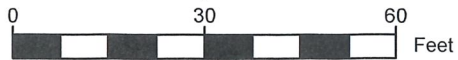


PLAT OF SURVEY

LEGAL DESCRIPTION:

PARCEL A:
LOT 2 AND LOT 7 OF DAVID O. MARSH'S ADDITION TO THE VILLAGE OF GENEVA, BEING A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN. SAID SUBDIVISION BEING DULY RECORDED ON APRIL 3, 1857, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME 3, ON PAGE 17, AND AS DOCUMENT NO. C003S017.

PARCEL B:
THE NORTH 1/2 OF LOT 10 OF DAVID O. MARSH'S ADDITION TO THE VILLAGE OF GENEVA, BEING A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN. SAID SUBDIVISION BEING DULY RECORDED ON APRIL 3, 1857, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME 3, ON PAGE 17, AND AS DOCUMENT NO. C003S017.



SCALE: 1" = 30'
SHEET SIZE: 11 x 17

- LEGEND
- | | | | |
|--------------------|--------------------------------|---|----------------------|
| [Solid Grey] | EXISTING BUILDING | ● | FOUND 2" IRON PIPE |
| [Dotted Grey] | EXISTING ASPHALT | ● | FOUND 1.5" IRON PIPE |
| [Horizontal Lines] | EXISTING CONCRETE | ● | FOUND 1" IRON PIPE |
| [Vertical Lines] | EXISTING BRICK | ⊙ | FOUND IRON ROD |
| [Diagonal Lines] | EXISTING WOODEN RETAINING WALL | ⊕ | FOUND CONC. MONUMENT |
| (XX) | RECORDED AS | ⊙ | SET MAGNAIL |
| | | ⊙ | UTILITY POLE |
| | | ⊕ | FOUND WATER VALVE |

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83 (2011), SOUTH ZONE.

THE NORTHERN LOT LINE OF LOT 7 ASSUMED TO BEAR N89°35'03"

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
JOHN WALKER

PROPERTY ADDRESS:
537 & 549 JEFFERSON AVE
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
NOVEMBER 05, 2024

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.



mjmartin 7-3-2025
MICHAEL J. MARTIN, PLS #2307 DATE



CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 07 / 03 / 2025 JOB No. 24355
SHEET 1 OF 1 GMO

