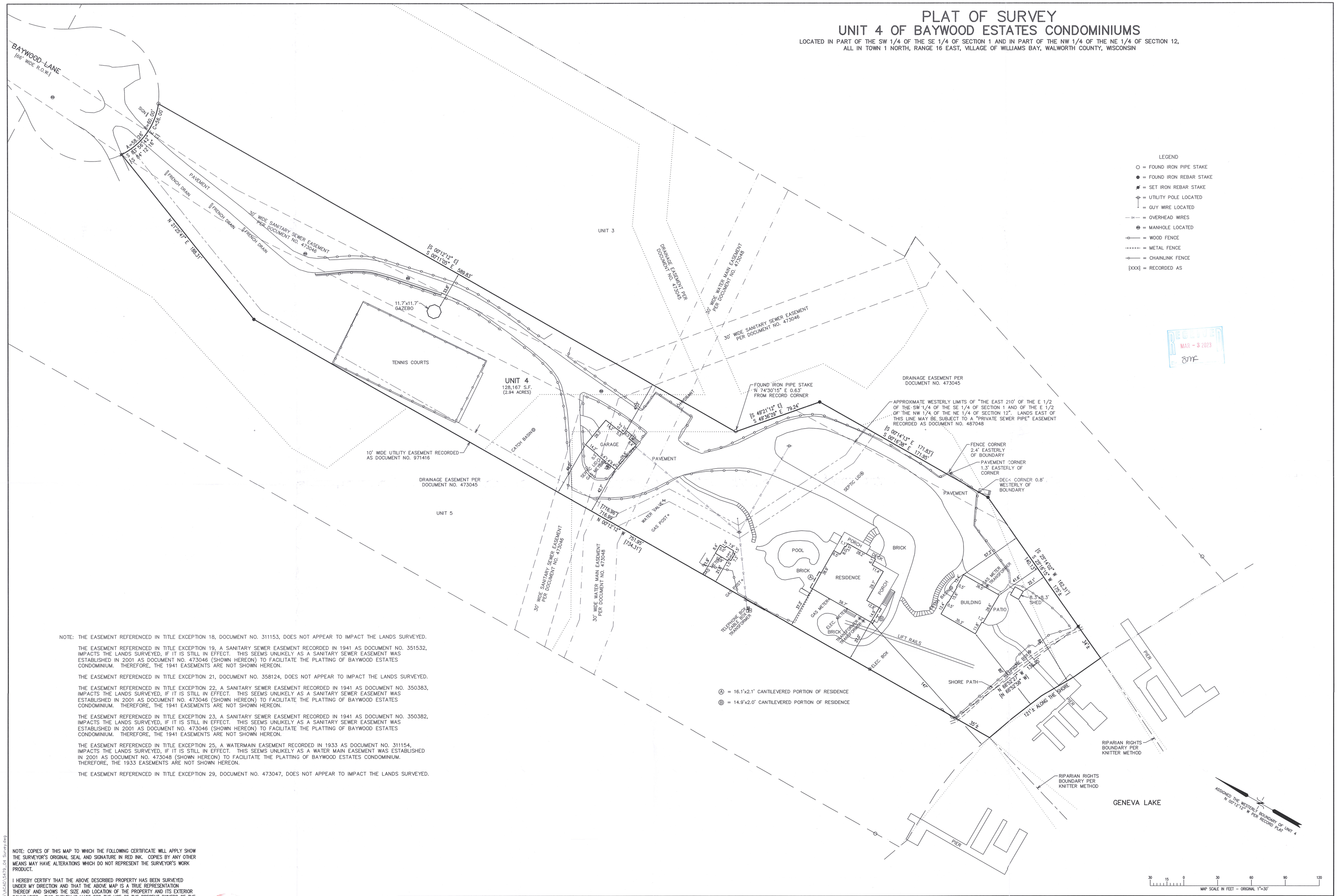
PLAT OF SURVEY
UNIT 4 OF BAYWOOD ESTATES CONDOMINIUMS

LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1 AND IN PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, ALL IN TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ◪ = SET IRON REBAR STAKE
- ⊕ = UTILITY POLE LOCATED
- | = GUY WIRE LOCATED
- —o/h— = OVERHEAD WIRES
- Ⓜ = MANHOLE LOCATED
- —o—o— = WOOD FENCE
- ····· = METAL FENCE
- —o—o— = CHAINLINK FENCE
- {XXX} = RECORDED AS

RECEIVED MAR - 3 2023 SJYF

NOTE: THE EASEMENT REFERENCED IN TITLE EXCEPTION 18, DOCUMENT NO. 311153, DOES NOT APPEAR TO IMPACT THE LANDS SURVEYED.

THE EASEMENT REFERENCED IN TITLE EXCEPTION 19, A SANITARY SEWER EASEMENT RECORDED IN 1941 AS DOCUMENT NO. 351532, IMPACTS THE LANDS SURVEYED, IF IT IS STILL IN EFFECT. THIS SEEMS UNLIKELY AS A SANITARY SEWER EASEMENT WAS ESTABLISHED IN 2001 AS DOCUMENT NO. 473046 (SHOWN HEREON) TO FACILITATE THE PLATTING OF BAYWOOD ESTATES CONDOMINIUM. THEREFORE, THE 1941 EASEMENTS ARE NOT SHOWN HEREON.

THE EASEMENT REFERENCED IN TITLE EXCEPTION 21, DOCUMENT NO. 358124, DOES NOT APPEAR TO IMPACT THE LANDS SURVEYED.

THE EASEMENT REFERENCED IN TITLE EXCEPTION 22, A SANITARY SEWER EASEMENT RECORDED IN 1941 AS DOCUMENT NO. 350383, IMPACTS THE LANDS SURVEYED, IF IT IS STILL IN EFFECT. THIS SEEMS UNLIKELY AS A SANITARY SEWER EASEMENT WAS ESTABLISHED IN 2001 AS DOCUMENT NO. 473046 (SHOWN HEREON) TO FACILITATE THE PLATTING OF BAYWOOD ESTATES CONDOMINIUM. THEREFORE, THE 1941 EASEMENTS ARE NOT SHOWN HEREON.

THE EASEMENT REFERENCED IN TITLE EXCEPTION 23, A SANITARY SEWER EASEMENT RECORDED IN 1941 AS DOCUMENT NO. 350382, IMPACTS THE LANDS SURVEYED, IF IT IS STILL IN EFFECT. THIS SEEMS UNLIKELY AS A SANITARY SEWER EASEMENT WAS ESTABLISHED IN 2001 AS DOCUMENT NO. 473046 (SHOWN HEREON) TO FACILITATE THE PLATTING OF BAYWOOD ESTATES CONDOMINIUM. THEREFORE, THE 1941 EASEMENTS ARE NOT SHOWN HEREON.

THE EASEMENT REFERENCED IN TITLE EXCEPTION 25, A WATERMAIN EASEMENT RECORDED IN 1933 AS DOCUMENT NO. 311154, IMPACTS THE LANDS SURVEYED, IF IT IS STILL IN EFFECT. THIS SEEMS UNLIKELY AS A WATER MAIN EASEMENT WAS ESTABLISHED IN 2001 AS DOCUMENT NO. 473048 (SHOWN HEREON) TO FACILITATE THE PLATTING OF BAYWOOD ESTATES CONDOMINIUM. THEREFORE, THE 1933 EASEMENTS ARE NOT SHOWN HEREON.

THE EASEMENT REFERENCED IN TITLE EXCEPTION 29, DOCUMENT NO. 473047, DOES NOT APPEAR TO IMPACT THE LANDS SURVEYED.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE 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: 02/15/2023

CHRISTOPHER A. HODGES P.L.S. 2760

WISC. CHRISTOPHER A. HODGES S-2760 ELKHORN, WIS. LAND SURVEYOR

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WDE-4

PLAT OF SURVEY

154-4 WOODS STREET
WILLIAMS BAY, WISCONSIN

– WORK ORDERED BY –
DAVE BELCONIS
P.O. BOX 5319
BUFFALO GROVE, IL 60089

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
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REVISIONS

PROJECT NO.	5479.04
DATE	11/03/2022
SHEET NO.	1 OF 1

OII-3184