

PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 17 EAST, IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
PARCEL A: LOT 60 OF FIRST ADDITION CEDAR POINT PARK AS RECORDED IN DOCUMENT NO. P246718 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

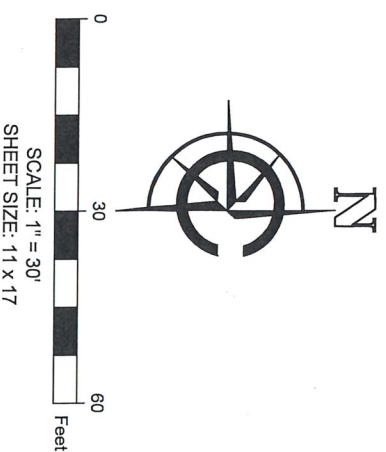
PARCEL B: THE EASTERN HALF OF LOT 61 OF FIRST ADDITION CEDAR POINT PARK AS RECORDED IN DOCUMENT NO. P246718 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

NOTE:

1. ZONING
- ZONED "SF-CPP"/CEDAR POINT PARK RESIDENTIAL PER VILLAGE OF WILLIAMS BAY ZONING MAP

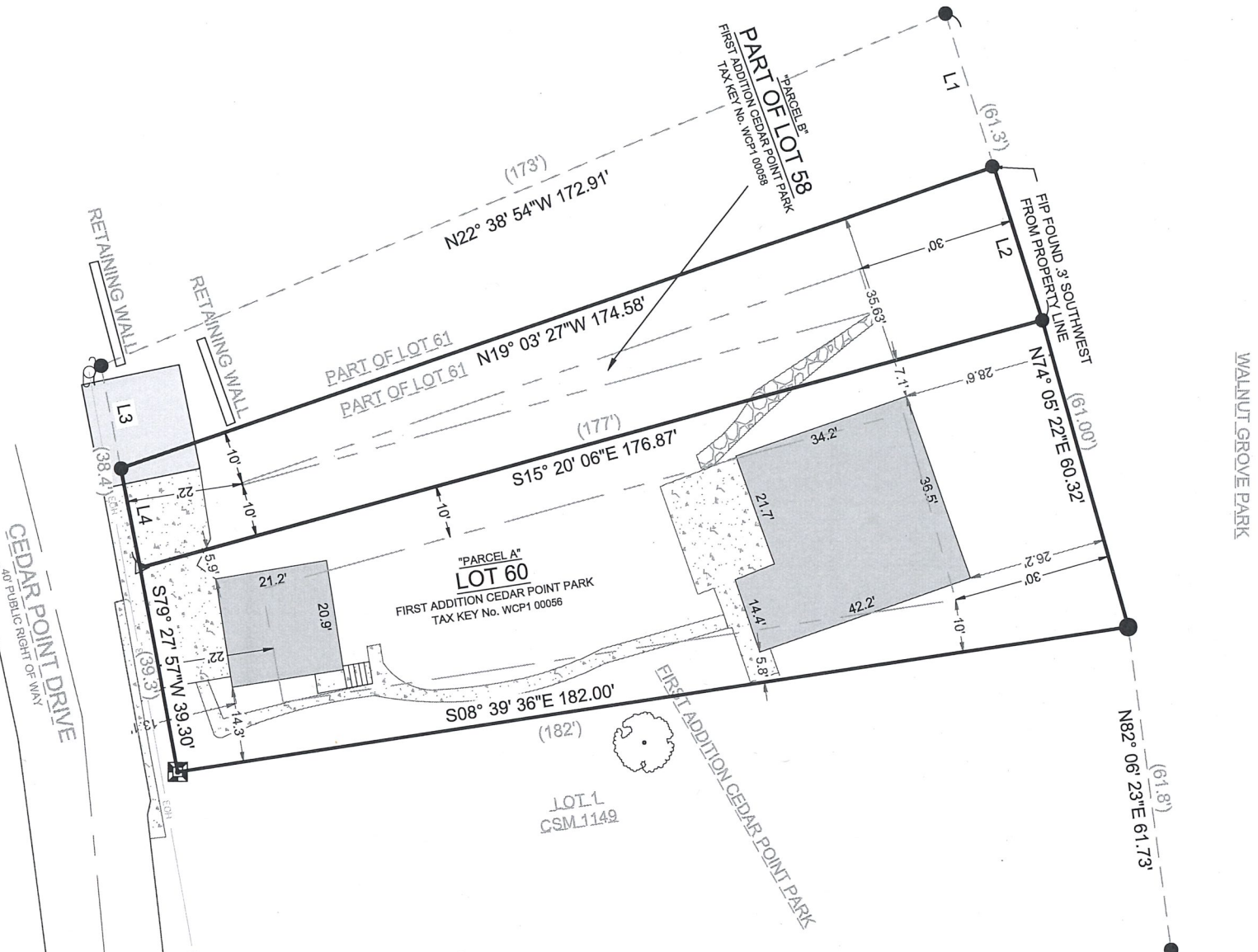
2. SETBACKS

- PRINCIPLE STRUCTURE
- 390-0213 M.(5)(f)(1) MINIMUM FRONT OR STREET SIDE YARD SETBACK: 22'
- 390-0213 M.(5)(c) MINIMUM REAR YARD SETBACK: 30'
- 390-0213 M.(5)(g) MINIMUM INTERIOR SIDE YARD SETBACK: EACH THE GREATER OF 1/2 THE TOTAL FOOTAGE OF THE FRONT/STREET SIDE AND REAR LOT LINES MULTIPLIED BY 0.16 OR 10 FEET, WHICHEVER IS GREATER.



- LEGEND
- EXISTING BUILDING
 - EXISTING CONCRETE
 - EXISTING ASPHALT
 - EXISTING STONE
 - RECORDED AS
 - EXISTING TREE
 - EXISTING OVERHEAD UTILITY
 - FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE
 - FOUND CONCRETE MONUMENT
 - SET MAGNAIL
 - UTILITY POLE

PARCEL LINES			
LINE NUMBER	LENGTH (FT)	DIRECTION	
L1	30.45	N72° 19' 38"E	
L2	30.45	N72° 19' 38"E	
L3	19.80	S78° 55' 07"W	
L4	19.14	S78° 55' 07"W	



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

THE EAST LINE OF LOT 60 OF FIRST ADDITION CEDAR POINT PARK IS ASSUMED TO BEAR S08°39'36"E.

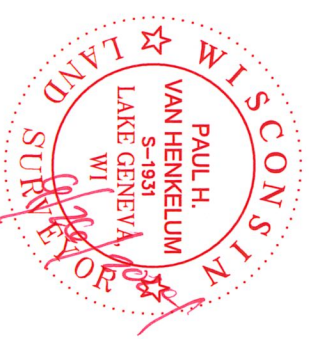
BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
LINDA TONGE

PROPERTY ADDRESS:
146 CIRCLE PARKWAY
WILLIAMS BAY, WI 53191

FIELD WORK COMPLETED ON:
AUGUST 29, 2024

SURVEYOR:
PAUL H. VAN HENKELUM, PLS



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

PAUL H VAN HENKELUM, PLS #1931

DATE: 9/26/2024



CARDINAL
PLAN | SURVEY | ENGINEER
526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 9/6/2024 JOB No. 24309
SHEET 1 OF 1 SEM

REVISED: 9/25/2024