

November 19th, 2020

PLAT OF SURVEY

Survey No. 16-0000

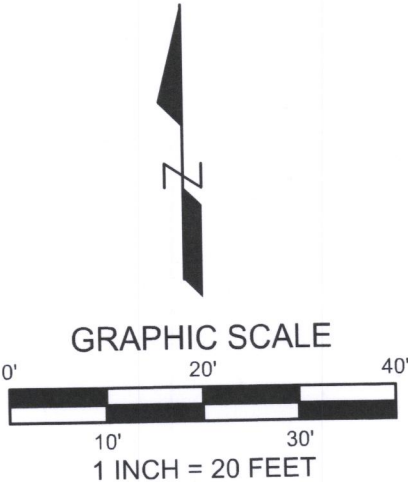
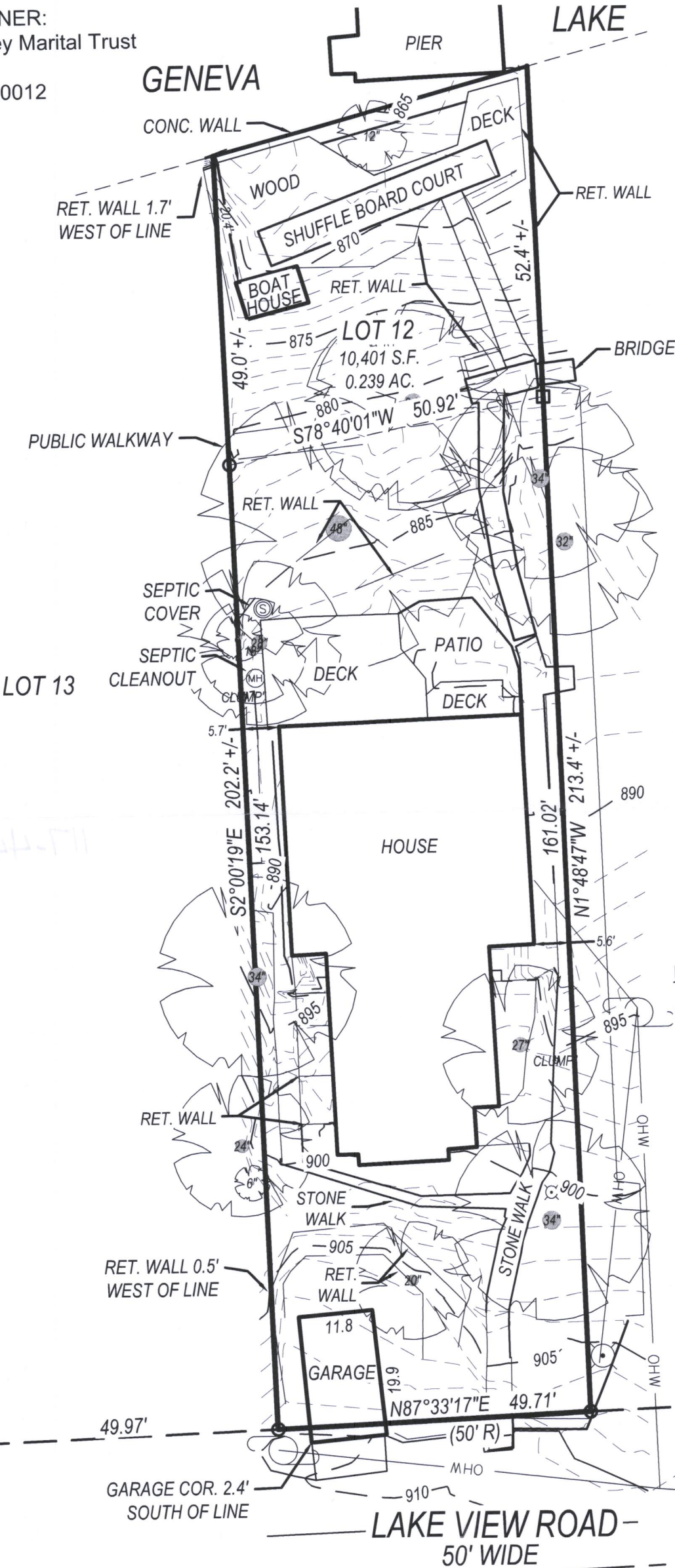
LOCATION:
W4156 Lakeview Dr., Lake Geneva, Wisconsin

PREPARED FOR:
Kris Rhymer - Scherrer Construction

CURRENT OWNER:
Owen McKeaney Marital Trust

TAX ID: ILGH 00012

LEGAL DESCRIPTION:
LOT 12 OF Lake Geneva Highlands, a Subdivision located in the Southeast Fractional 1/4 of Section 8, Township 1 North, Range 17 East, Walworth County, Wisconsin.



BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD '27), GRID NORTH. ELEVATIONS ARE BASED ON THE NAVD '88.

LEGEND

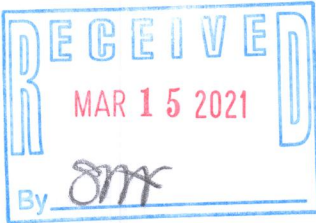
- 1" IRON PIPE - FOUND
- 3/4" IRON ROD - FOUND
- (R) RECORDED DATA
- LIGHT POLE
- POWER POLE

WEST BEACH ROAD
50' WIDE

EXISTING IMPERVIOUS SURFACES:

EXISTING HOUSE = 2,227 S.F.
GARAGE = 237 S.F.
BOAT HOUSE = 61 S.F.
DECK = 481 S.F.
PATIO = 205 S.F.
SEA WALL = 100 S.F.
STONE WALKS = 1,207 S.F.
SHUFFLE BOARD COURT & DECK = 790 S.F.
RETAINING WALLS - 306 L.F. x 6" WIDE = 153 S.F.

TOTAL = 5,461 S.F.
PARCEL AREA = 10,401 S.F.
EXISTING IMPERVIOUS SURFACE = 52.5%



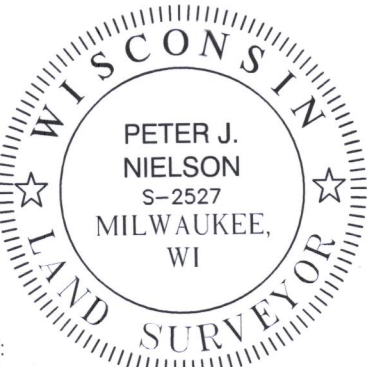
I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Peter J. Nielson

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527



DRAWING BY:
FIELD WORK BY:

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151

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BURLINGTON, WI 53185

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