KROTT SURVEYING INC. PLAT OF SURVEY PREPARED FOR N3705 WILLOW BEND LANE JOSEPH LUCANIA LAKE GENEVA WI. 53147 6901 W. BELMONT AVE. PHONE # (262)248-3697 CHICAGO IL. 60634 -OF-FAX # (262)249-0639 A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 3, TOWN 1 NORTH, NORTHWEST CORNER OF THE NORTHWEST 1/4 RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS, OF SECTION 3-1-17 TO-WIT COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 3; THENCE N 0°04' E 542.69 FEET TO THE PLACE OF BEGINNING; THENCE S 88°46' E 318.33 FEET; THENCE S 1°14' W 104.52 FEET; THENCE S 18°48' E 318.60 FEET; S 57°45' W 79.40 FEET; THENCE S 45°52' W 36.40 FEET; THENCE N 49°59' W 315.20 FEET; THENCE N 3°17' W 112.02 FEET; THENCE N 24°50' W 183.77 FEET TO THE PLACE OF BEGINNING. S 00°00°00" ASPHALT ROADWAY NOTE: LEGAL DESCRIPTION OF RECORD DOES NOT MEET THE MINNIMUM ACCURACY OF LINEAR MEASUREMENTS UNDER CHAPTER A-E 7.05 OF THE WISCONSIN ADMINISTRATIVE CODE UTILITY POLE S 88°46'51" E (S 88°46' E 318.33') 318.26 60.96 PILLARS FENCE REMNANTS 104.61 **OVERHEAD WIRES** Z S 1°14'46" W 104.52') (\$ 18°48' E 16.49') \$ 18°25'08" E 16.36 (N 0°04' E 542.69' WATER VALVE VAULT \$ 67°55'27" E TAX ID # IBB 00001C2 52.60 16' WIDE INGRESS, EGRESS AND UTILITIES EASEMENT N 3°06'34" (N 3°17' W WEST 1/4 CORNER (\$18048) APPROXIMATE LOCATION OF WATER LINE ACCORDING TO ROBERT MURCH 1112.02 8 m AREA = 2.60 ACRES 113,207 SQ FT CONCRETE 37.95 LOT I CERTIFIED SURVEY MAP NO. 365 16' WIDE INGRESS, EGRESS AND UTILITIES EASEMENT ASPHALT ROADWAY AS TRAVELED SCALE 1'' = 50'200 150 50 100 <u>S 45°23'55" W 37.61'</u> (S 45°52' W 36.40') LEGEND O FOUND IRON PIPE ☐ FOUND IRON BAR CONS. I have surveyed the above-described property and the above map is ⊕ FOUND RAILROAD SPIKE N'SCONSIV a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all CONCRETE COUNTY MONUMENT DATED THIS 29th DAY OF MARCH 2011. structures thereon, fences apparent easements and roadways and JOHN P SET IRON BAR KROTT visible encroachments. if any. S-2258 This survey is made for the exclusive use of the present owners of SET MAG NAIL LAKE GENEVA the property, and also those who puchase, mortgage, or insure the WIS. title therto within one (1) year from date hereof, and as to them I The BURYER JOHN KROTT S - 2258 Wisconsin Registered Land Surveyor (XX) RECORDED AS ON SOURCE OF SOU

warrant the accuracy of said survey map.

AND ARE REPRESENTED TO PREVIOUS SURVEY RECORDS

(original if signed in red)

TAX ID # 1BB00001C2