

Surveyor's Notes

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDANT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS.

REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

THE IMPROVEMENTS ON THE SITE AT THE TIME OF SURVEY ARE SHOWN ON THE FACE OF THIS PLAT. SURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT SHOWN.

THE LOCATION OF PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION PROVIDED BY THE CLIENT. THE PARCELS WHICH ARE DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT WITH YOUR TITLE COMPANY.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT AND DISCREPANCIES TO THE SURVEYOR.

Abbreviations of Survey

FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
MEAS	MEASURED OR CALCULATED DISTANCE
REC	DISTANCE ON RECORDED PLAT OR DEED

COMMON ADDRESS: W2004 ELGIN CLUB ROAD
LAKE GENEVA, WI 53147

PIN NO.: IOP 00004

AREA OF SURVEY: 23,585 SQ FT = 0.541 ACRES

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

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HEREON.

Thomas E. Cichowski *April 24, 2018*
THOMAS E. CICHOWSKI, P.L.S.,
WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 53160-8
LICENSE EXPIRATION DATE: 1/31/2020

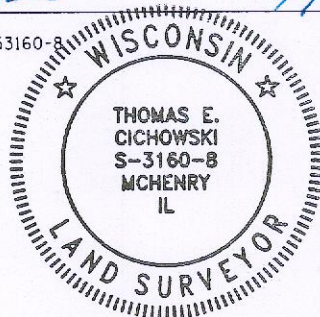
PREPARED FOR:
Brandon Flexsenhar
W2004 Elgin Club Road
Lake Geneva, WI 53147

PREPARED BY:

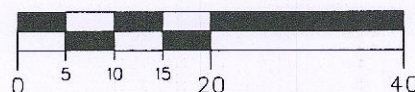
TROTTER
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ENGINEERS AND SURVEYORS

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GRAPHIC SCALE: 1" = 20'

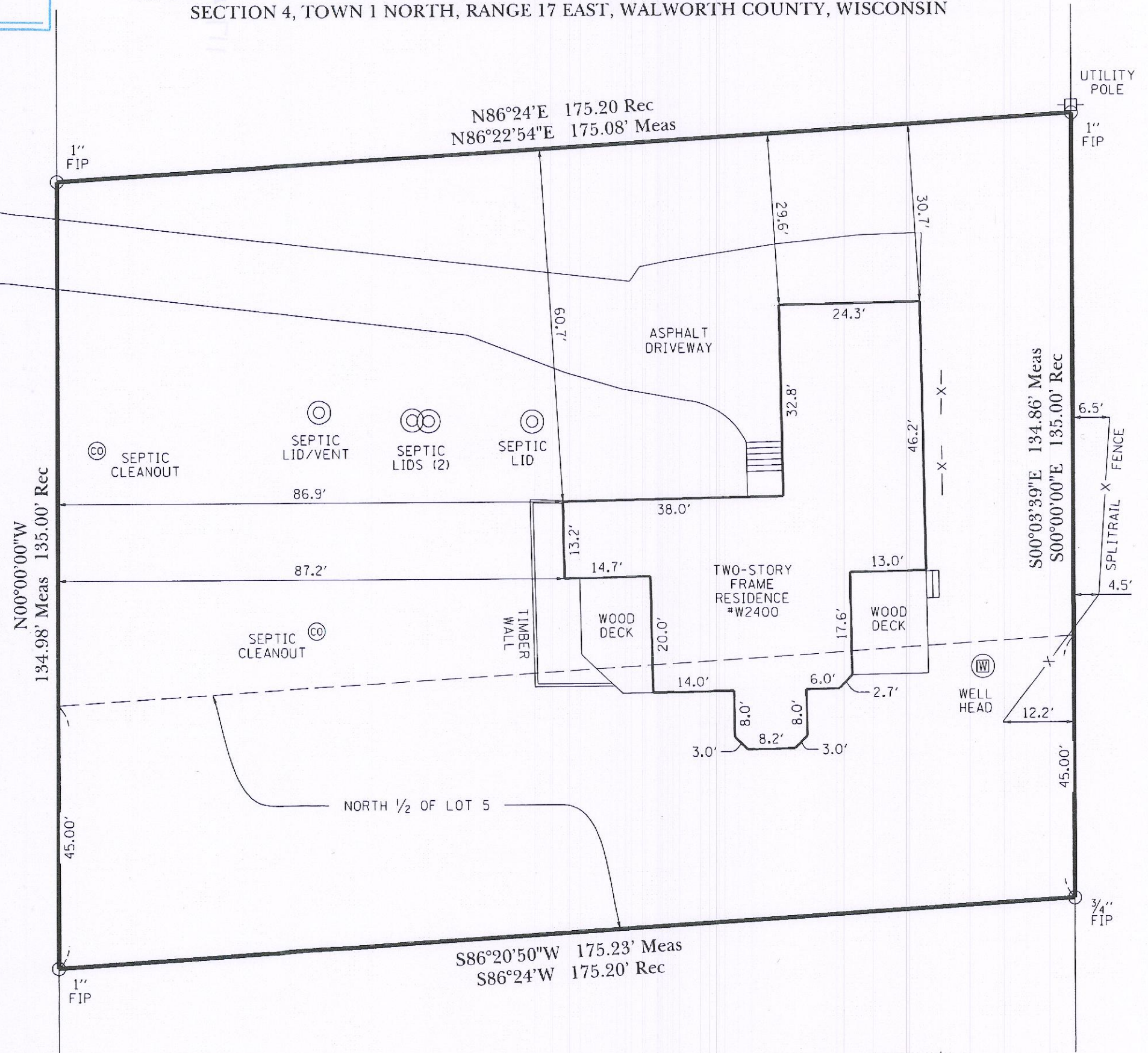


FIELD WORK COMPLETED 4/23/18
BY TROTTER & ASSOCIATES, INC

Plat of Survey

LOT 4 AND THE NORTH 1/2 OF LOT 5, ODDEN PARK SUBDIVISION
LOCATED IN GOVERNMENT LOT 4, AND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 4, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

Elgin Club Drive



117-4123