## **N9330 Knuteson Drive** LAND-MARK SURVEYING EAST 1/4 CORNER Whitewater, WI 53190 **SECTION 13-2-17** Phone: (262)949-1239 Mark L. Miritz EXCEPTION FROM LOT 3 TO TAX PARCEL JG 1300010A DOC. NO. 1048038 MARKMIRITZ@ Wisconsin Professional Land Surveyor S-2582 LOT 1 LAND-MARKSURVEYING,COM A PARCEL OF LAND LOCATED IN PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN PLAT OF SURVEY 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WIS-CONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER FOUND 60 PENNY NAIL OF SAID SECTION 13; THENCE S 00°46'52" E 1591.95 FEET ALONG LOT 3 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF WALWORTH COUNTY, WISCONSIN. SAID LOT 3 AND THE POINT OF BEGINNING; THENCE WEST 809.19 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF **EAST 621.89** SAID LOT 3; THENCE N 10°17'11" E 18.23 FEET ALONG THE WEST LINE OF SAID LOT 3: THENCE EAST 805.69 FEET TO THE EAST LINE LOT LINE ADJUSTMENT FROM LOT 2 TO LOT 3 DOC. NO. 1048039 OF SAID LOT 3; THENCE S 00°46'52" E 17.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14,484 SOUARE FEET OR 0.33 A PARCEL OF LAND LOCATED IN PART OF LOT 2 OF CERTIFIED SURVEY ACRE(S) OF LAND, MORE OR LESS. MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, 233' TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH S 79°42'49" E 50.00" COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE \* S 00°46'52" E 1291.25 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF SAID **EDWIN C. MELTZER** LOT 2 AND THE POINT OF BEGINNING; THENCE WEST 720.03 ART FOUNDATION INC. FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE SALVATORE 1. DIMICELI SR. PRESIDENT N 10°17'11" E 27.18 FEET; THENCE EAST 714.81 FEET 101 BROAD ST., SUITE 207 BUILDING AREA TO THE EAST LINE OF SAID LOT 2; THENCE S 00°46'52" E LAKE GENEVA, WI 53147 **ZONED C-2** 26.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19,189 SQUARE FEET OR 0.44 ACRE(S) OF LAND, MORE OR LESS. 100 261,400 SQ. FT. **6.00 ACRES AFTER PROPOSED INGRESS & EGRESS EASEMENT** LOT 4 ADDITION LOT LINE ADJUSTMENT FOR THE BENEFIT OF LOT 2 A PARCEL OF LAND LOCATED IN PART OF A LOT LINE ADJUST-MARKL PROPOSED INGRESS MENT (DOCUMENT NO. 1048039) FROM LOT 2 TO LOT 3 S 79°42'49" E 30.00' 12' WIDE UTILTIY EASEMENT MIRITZ 0 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE **DOCUMENT NO. 1049612** EAST 714.81' 0 S-2582 **SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE** WHITEWATER 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WIS-LOT LINE ADJUSTMENT FROM LOT 2 TO LOT 3 DOC. NO. 1048039 19,189 SQ. FT. 0.44 ACRES WI CONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE **EAST 1/4 CORNER OF SAID SECTION 13; THENCE** 12.83 707.20' WEST 750.52' S 00°46'52" E 1291.25 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE WEST 707.20 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE POINT OF **BEGINNING; THENCE CONTINUE WEST 12.83 FEET** TO A CORNER OF A LOT LINE ADJUSTMENT RECORDED LEGEND IN DOCUMENT NO. 1048039; THENCE N 10°17'11" E PINES TO PALMS TRUST TRINITY 27.18 FEET ALONG SAID LOT LINE ADJUSTMENT; 10°17'11" E 101 BROAD ST., STE 207 FOUND IRON PIPE THENCE EAST 64.16 FEET ALONG SAID LOT LINE LAKE GENEVA, WI 53147 ADJUSTMENT; THENCE S 64°32'29" E 62.22 FEET **FOUND IRON ROD** TO THE POINT OF BEGINNING, AND CONTAINING 1,030 SQUARE FEET OR 0.024 ACRE(S) ZONED C-2 FOUND COUNTY MONUMENT OF LAND, MORE OR LESS. BUILDING AREA SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA. 239,185 SQ. FT. 30' WIDE SERVICE **5.49 ACRES** ROAD EASEMENT DOC. NO. 1035102 AFTER LOT LINE **ADJUSTMENT** SOIL SCALE: 1 INCH = 100 FEET ☆ BORINGS ROAD "I hereby certify that the above described property ha 18.07 **EXCEPTION FROM LOT 3 DOC. NO. 1048038** 787.62 14484 SQ. FT. 0.33 ACRES above map is a true representation thereof and shows the 406.75 402,44 WEST 809.19' size and location of the property, its exterior boundary the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, appa **ZONED C-2** 20' WIDE EMERGENCY ACCESS EASEMENT asements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of **TAX PARCEL JG 1300010A** SEPTIC the property, and also those who purchase, mortgage, or 12' WIDE UTILTIY EASEMENT 682,149 SQ. FT. **16.66 ACRES** AFTER LOT LINE **ADJUSTMENT** SAMARITAN OF GENEVA LLC **WISCONSIN PROFESSIONAL EAST 408.86 REVISED NOV. 7, 2022 TO LAKE GENEVA, WI 53147** SHOW PROPOSED EASEMENT **LAND SURVEYOR S-2582** LOT 1 **CSM NO. 4949** DATE: OCT. 13, 2021 JOB NO. 17.612