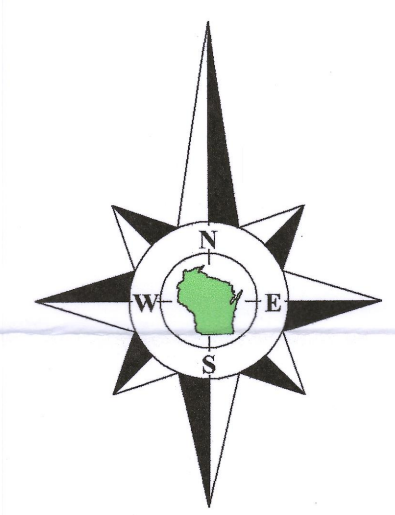
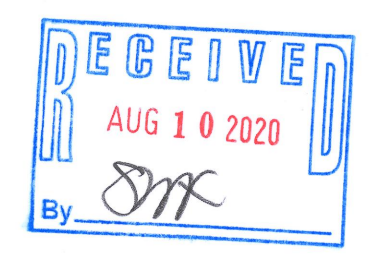


Plat of Survey

of
Lot 1 of Certified Survey Map No. 3000,
recorded in Vol. 16 of Certified Survey Maps of Walworth County on Page 58 and located in the Northwest 1/4 of the Northeast 1/4 of Section 24, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

Surveyed for: **Ron Eddy**
W2698 Krueger Road
Lake Geneva, Wisconsin. 53147



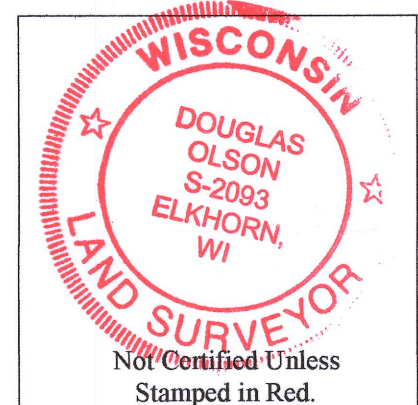
Bearings referenced to the West line of the Northeast 1/4 of Section 24-2-17, recorded as N0°25'59"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

C-3 Zoning

Proposed Rezone C-3 to C-2
0.163 Acre
7,082 Sq.Ft.

Lot 1
Tax Parcel
JA300000001
2.303 Acres
100,341 Sq.Ft.
2.132 Acres
92,800 Sq.Ft.
Exclusive of R.O.W.

Lot 3
C.S.M. 3000



- Notes:**
- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
 - 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
 - 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Proposed Rezone from C-2 to C-3

Part of Lot 2 of Certified Survey Map No. 3000, recorded in Vol. 16 of Certified Survey Maps of Walworth County on Page 58 and located in the Northwest 1/4 of the Northeast 1/4 of Section 24, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 24; thence South 0°25'59" East, along the West line of said Northeast 1/4 of Section 24, 639.26 feet to an iron rod; thence North 89°33'38" East, along a South line of said Lot 2, 225.75 feet to an iron rod; thence South 0°33'00" East, along a West line of said Lot 2, 70.00 feet to an iron pipe and the Point of Beginning; thence North 86°00'00" East, 260.00 feet to an iron pipe; thence South 0°47'13" West, 88.16 feet to point "A" being a point on an existing C-2/C-3 zoning line; thence continue South 0°47'13" West, 30.82 feet to point "B"; thence continue South 0°47'13" West, 50.15 feet to an iron pipe; thence South 89°27'00" West, 0.91 feet to point "C" being a point on an existing C-2/C-3 zoning line; thence North 1°49'52" East, along said zoning line, 50.18 feet to said point "B"; thence North 0°47'13" East, 30.82 feet to said point "A"; thence continue South 1°49'52" West, along said zoning line, 50.18 feet to said point "C"; thence continue South 1°49'52" West, along said zoning line, 55.22 feet to point "D" being a point on said West line of the Northeast 1/4 of Section 24; thence North 0°25'59" West, along said West line and the West line of said Lot 2, 75.84 feet to the Point of Beginning.

Proposed Rezone from C-3 to C-2

Part of Lot 2 of Certified Survey Map No. 3000, recorded in Vol. 16 of Certified Survey Maps of Walworth County on Page 58 and located in the Northwest 1/4 of the Northeast 1/4 of Section 24, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 24; thence South 0°25'59" East, along the West line of said Northeast 1/4 of Section 24, 639.26 feet to an iron rod; thence North 89°33'38" East, along a South line of said Lot 2, 225.75 feet to an iron rod; thence South 0°33'00" East, along a West line of said Lot 2, 70.00 feet to an iron pipe and the Point of Beginning; thence North 86°00'00" East, 260.00 feet to an iron pipe; thence South 0°47'13" West, 88.16 feet to point "A" being a point on an existing C-2/C-3 zoning line; thence continue South 0°47'13" West, 30.82 feet to point "B"; thence continue South 0°47'13" West, 50.15 feet to an iron pipe; thence South 89°27'00" West, 0.91 feet to point "C" being a point on an existing C-2/C-3 zoning line; thence North 1°49'52" East, along said zoning line, 50.18 feet to said point "B"; thence North 0°47'13" East, 30.82 feet to said point "A"; thence continue South 1°49'52" West, along said zoning line, 50.18 feet to said point "C"; thence continue South 1°49'52" West, along said zoning line, 55.22 feet to point "D" being a point on said West line of the Northeast 1/4 of Section 24; thence North 0°25'59" West, along said West line and the West line of said Lot 2, 75.84 feet to the Point of Beginning.

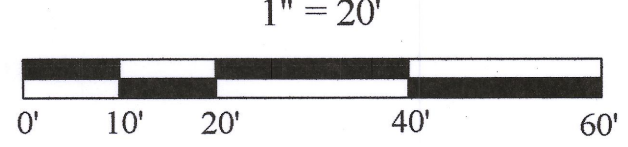
Legend of Symbols & Abbreviations

- Found County Section Corner
 - Found Iron Rod
 - Set Iron Pipe, 1" dia.
 - Recorded Information
 - Utility Pole
 - Utility Pedestal
 - Concrete Cover
 - Septic Vent
 - Asphalt Surface
 - Concrete Surface
 - Gravel Surface
 - Brick Pavers
- N North
S South
E East
W West
B Bearings
D Degrees
M Minutes
S Seconds
F Feet
I Inches
No. Number
N.W. Northwest
N.E. Northeast
Dia. Diameter



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Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

Scale in Feet



Survey date: March 25, 2020.

Revisions: No. 1 - Proposed Lot Line Adjustment
No. 2 - Proposed Rezones

2019.139

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2019.139