

LAND-MARK SURVEYING

Mark L. Miritz

WISCONSIN PROFESSIONAL LAND SURVEYOR S-2582

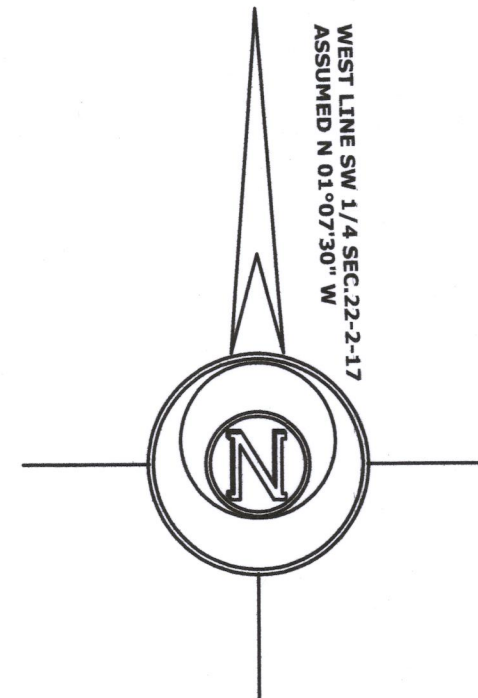
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PLAT OF SURVEY

Lot 1 of Certified Survey Map No. 3801, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on May 17, 2005 in Volume 23 of Certified Survey Maps on Page 53, as Document No. 640343, located in the Northwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 22, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

SUBJECT TO a 66' foot wide Easement for ingress and egress as set forth in Certified Survey Map No. 3801, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on May 17, 2005 in Volume 23 of Certified Survey Maps on Page 53, as Document No. 640343.

OWNERS:
JAMES A. HULMAN
ANNETTE C. HULMAN
N3447 COUNTY ROAD H
LAKE GENEVA, WI 53147



SCALE: 1 INCH = 30 FEET

WEST 1/4 CORNER
SECTION 22-2-17

N 01°07'30" W 2649.58'

SW CORNER
SEC. 22-2-17

(EAST)
S 89°59'35" E
725.37'
(725.60')

BLOCK 52
2ND MAP LAKE COMO BEACH

DAISY DR.

BLOCK 53
2ND MAP LAKE COMO BEACH

CONC. CULVERT GOES
UNDER HIGHWAY 2' X 2'

S 69°02'31" E 94.58'
(S 69°03'14" E 94.58')

N 18°26'24" E 14.11'
(N 18°33'50" E 14.11')

179.32'

(N 00°29'39" W 383.61')
N 00°29'52" W 383.68'

UTILITY PEDESTAL

PORCH
8' x 10.3'

LOT 1

156,554 SQ. FT. (3.59 ACRES)
117,354 SQ. FT. (2.69 ACRES)
EXCLUDING EASEMENT

SEPTIC MOUND

RESIDENCE
47.6' x 35.4' x 47.5' x 35.3'

WOOD DECK

OUTDOOR WOOD
FURNACE
3.9' x 5.6'

WELL

UTILITY POLE
UTILITY PEDESTAL

BLACKTOP DRIVE

GARAGE
36.3' x 24.3'

GRAVEL PARKING

GARAGE
50' x 14.5'

GREEN HOUSE
12.5' x 8.5'

66' WIDE INGRESS & EGRESS EASEMENT

GRAVEL DRIVE

LOT 1, C.S.M. NO. 1854

APPROXIMATE LOCATION
DRAINAGE DITCH FROM
WAL. CO. GIS WEBSITE

S 89°41'39" W 118.13'
(S 89°41'08" W 118.08')

LOT 2

N 57°17'32" W 96.23'
(N 57°19'28" W 96.30')

(N 80°26'30" W 79.56')
CH= N 80°30'07" W 79.55'
R=66.00' L=85.37'
(L=85.39')

(L=90.14')
R=67.00' L=90.26'
CH= S 38°04'13" W 83.59'
(CH= S 38°04'13" W 83.59')

(L=178.83')
R=133.12' L=178.96'
CH= S 38°04'13" W 165.78'
(CH= S 38°04'13" W 165.78')

(CH= N 50°30'30" W 121.56')
R=66.00' L=260.46'
(L=260.19')

ELEC. TRANSFORMER PAD



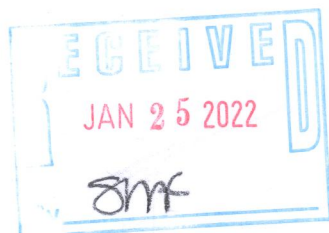
"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any."
"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

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DATE: NOV. 13, 2021 JOB NO. 21.1106

LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- (xx) RECORDED AS DIMENSION



JA3801-1

217-49188