

PLAT OF SURVEY
555 GENEVA NATIONAL AVENUE N.
LAKE GENEVA, WISCONSIN

— WORK ORDERED BY —
KEN KUBIESA
306 N. LARCH AVENUE
ELMHURST, IL 61216

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
3269-05-21/22.22

DATE:
04/08/2022

SHEET NO.
1 OF 1

PARCEL 1:
Unit 5-21, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Geneva National Condominium No. 5, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on May 24, 1990 in Volume 487 of Records, at Page 149, as Document No. 194545, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Town of Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. JGN 500021
Address: 555 Geneva National Avenue N.

PARCEL 2:
Unit 5-20, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Geneva National Condominium No. 5, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on May 24, 1990 in Volume 487 of Records, at Page 149, as Document No. 194545, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Town of Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. JGN 500020

**LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT
NUMBER WA-20932 REVISION 1 DATED 3/16/2022**

The survey map depicts two adjacent units, Unit 5-20 and Unit 5-21, situated along Geneva National Avenue. Unit 5-20, measuring 19,729 S.F. (0.45 acres), is bounded by a paved roadway to the north and east, and Golf Club Grounds to the south and west. It includes a concrete driveway, a residence, and two decks. Unit 5-21, measuring 19,099 S.F. (0.44 acres), is also bordered by Geneva National Avenue to the north and Golf Club Grounds to the south. This unit contains a residence and a deck. The map details numerous boundary bearings and distances, such as N 66°16'25" W 159.26' for the western boundary of Unit 5-20. It also shows utility infrastructure including manholes, hydrants, transformer boxes, and sanitary/sewer/water mains. A cart path runs along the southern edge of the units, adjacent to the golf club grounds. A found iron rebar stake is noted near the southwest corner of Unit 5-20. A red circular stamp from Christopher A. Hodges, dated 2760 Palmyra Wis., is visible in the lower right corner.

UNIT 5-20
19,729 S.F.
(0.45 ACRES)

UNIT 5-21
19,099 S.F.
(0.44 ACRES)

GENEVA NATIONAL AVENUE
{66' WIDE PRIVATE ROADWAY}

PAVED ROADWAY

GOLF CLUB GROUNDS

CART PATH

RESIDENCE

CONCRETE DRIVEWAY

DECK

DECK

TRANSFORMER

UTILITY BOXES

HYDRANT

UTILITY BOX

MANHOLE

MANHOLE

MANHOLE

WATER VALVE

SANITARY SEWER PER RECORDS

WATERMAIN PER RECORDS

FOUND IRON REBAR STAKE
S 32°55'48" W 0.43' FROM
RECORD CORNER

GAS WARNING POST

N 66°16'25" W 159.26'
{N 66°16'03" W}

N 66°21'35" E C=89.14'
N 66°19'21" E C=89.00'
{A=89.25' R=343.59'}
{A=89.39'}

S 31°05'31" E {154.53'}
{154.51'}

S 44°58'28" W 76.35'
{S 45°00'22" W 76.38'}

S 84°17'34" W 101.66'
{S 84°16'40" W 101.75'}

S 19°46'50" E 181.00'
{S 19°49'51" E 181.02'}

{A=40.00' R=631.90'}
A=40.02' N 72°06'32" E C=40.01'
{N 71°59'58" E C=39.99'}

17.3' 17.2' 16.0' 8.0' 8.0' 6.5' 18.1' 12.0' 22.6' 14.5' 16.1' 2.0' 6.0' 12.9' 4.0' 12.7' 18.5' 38.4' 25.4' 7.8' 30.3' 7.7' 31.5'

44.0' 11.0' 7.0' 19.0'

69.9'

159.26'

NOTE: COPIES OF THE SURVEYOR'S MEANS MAY HAVE PRODUCT.

I HEREBY CERTIFY MY DIRECTION AND SHOWS THE SIZE LOCATION OF A THEREON, BOUND ENCROACHMENTS OWNERS OF THE GUARANTEE THE

DATED: _____, 4,

— Z —

ASSIGNED THE LINE BETWEEN UNITS 5-20 AND
5-21 S 31°05'31" E PER RECORD PLAT

RECEIVED
MAY 13 2022
By SMK

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED 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 PRINCIPLE 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 THE DATE HEREOF.

DATED: 4/8/2022

CHRISTOPHER A. HODGES P.L.S. 2760

MAP SCALE IN FEET - ORIGINAL 1"=20'

x: \Projects\3269\CONDO_05\Unit _20-21_22\ACAD\3269-05-2021_22.dwg

JGN 5-20 JGN 5-21

217-4963