

Plat of Survey

of

Tax Parcel JA300000001,

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.

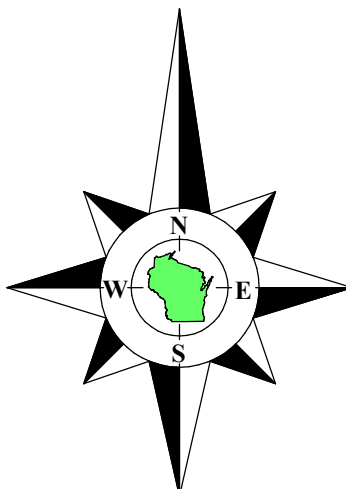
Legal Description

Lot 1 of Certified Survey Map No. 3000, recorded in Vol. 16 of Certified Survey Maps of Walworth County on Page 58 as Document No. 385521 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.

ALSO, lands described in a Quit Claim Deed recorded June 1, 2020 as Document No. 1010385, as corrected by a Correction Instrument recorded May 9, 2022 as Document No. 1061441 as shown below:

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, 556.26 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°25'59" East, along the West line to an iron pipe; thence South 89°27'00" West 30.00 feet to an iron pipe on a West line of said Lot 2; thence North 0°33'00" West, along said West line, 70.00 feet to an iron rod; thence South 89°33'38" West, along a South line of said Lot 2, 225.75 feet to an iron rod 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, 83.00 feet to the Point of Beginning.

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).

North 1/4 Corner  
Section 24-2-17  
N 232,081.50  
E 2,421,765.73

Lot 2  
C.S.M. 3000

Lot 3  
C.S.M. 4746

Doc. No. 1010385/Doc. No. 1061441

Concrete Slab  
For Building

Tax Parcel  
JA300000001

2.893 Acres  
126,026 Sq.Ft.  
2.722 Acres  
118,574 Sq.Ft.  
Exclusive of R.O.W.

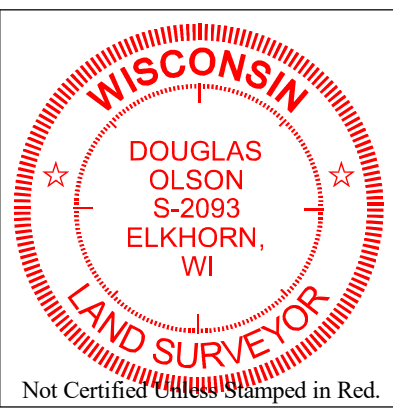
Garage

Lot 1

Lot 3  
C.S.M. 3000

Lot 2  
C.S.M. 3000

Krueger Road  
(66' Wide)



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

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Set Iron Rod, 1" dia.
- Recorded Information
- Utility Pole
- Concrete Cover
- Septic Vent
- Gravel Surface
- Concrete Surface
- Gravel Surface
- Brick Pavers

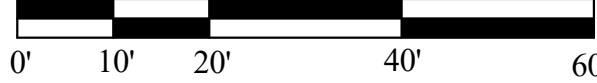
N North  
S South  
E East  
W West  
In Bearings  
Degrees  
Minutes  
Seconds  
In Distances  
Feet  
Inches  
N# Number  
NW Northwest  
NE Northeast  
DIA. Diameter



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

Scale in Feet

1" = 20'



Survey date: March 25, 2020.

Revisions: No. 1 - Proposed Lot Line Adjustment  
No. 2 - Proposed Rezones  
No. 3 - Proposed Building  
No. 4 - Revised Proposed Building  
No. 5 - Approved Rezones, Recorded Lot Line Adjustment & Building As-Built

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2021.126

2021.126