

LAND-MARK SURVEYING

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EAST 1/4 CORNER
SECTION 13-2-17

EXCEPTION FROM LOT 3 TO TAX PARCEL JG 1300010A DOC. NO. 1048038

PLAT OF SURVEY

LOT 1

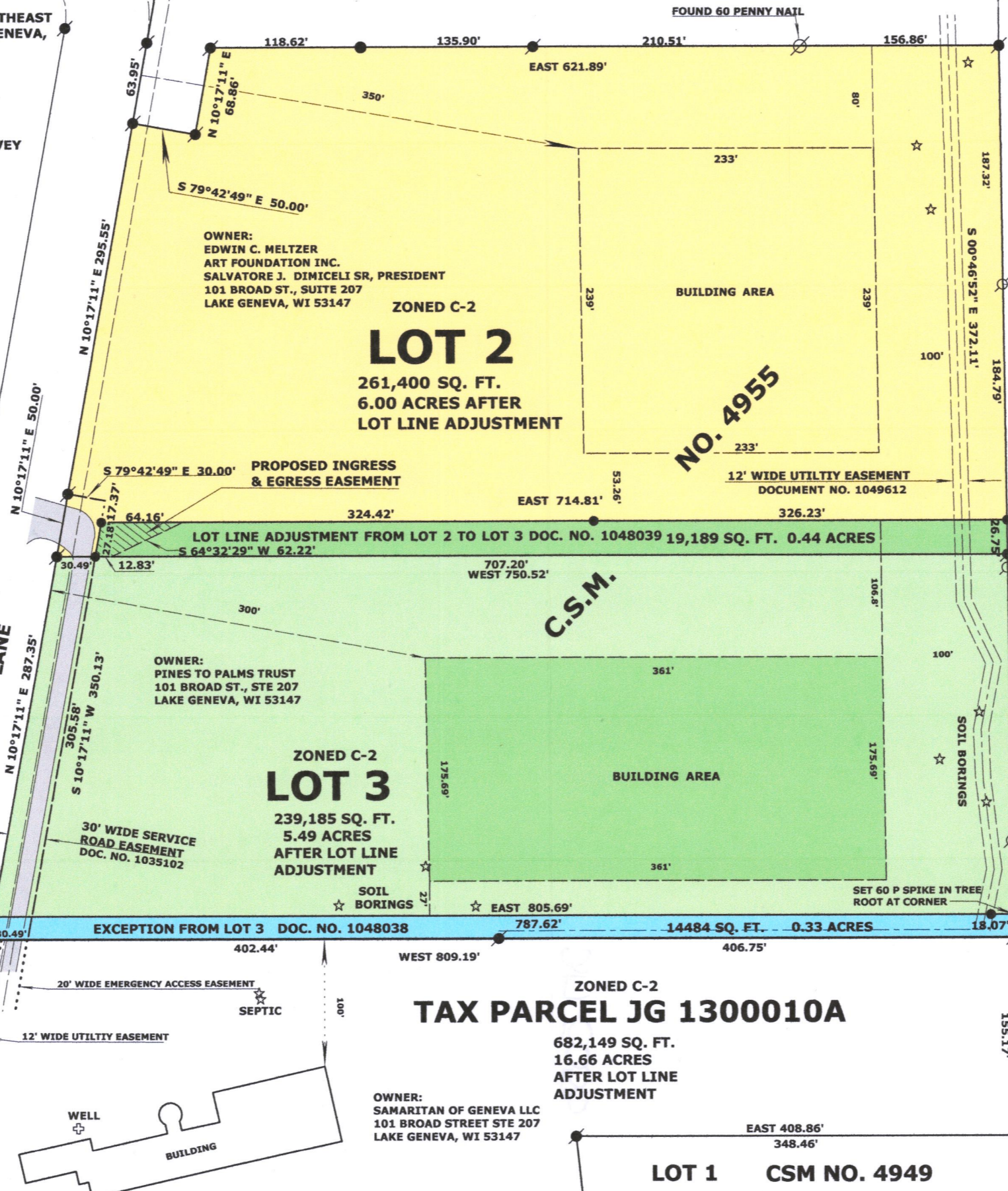
LOT 3 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

LOT LINE ADJUSTMENT FROM LOT 2 TO LOT 3 DOC. NO. 1048039

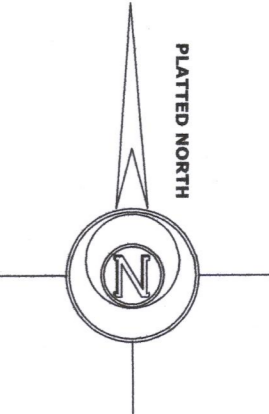
A PARCEL OF LAND LOCATED IN PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 00°46'52" E 1291.25 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE WEST 720.03 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE N 10°17'11" E 27.18 FEET; THENCE EAST 714.81 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S 00°46'52" E 26.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19,189 SQUARE FEET OR 0.44 ACRE(S) OF LAND, MORE OR LESS.

PROPOSED INGRESS & EGRESS EASEMENT FOR THE BENEFIT OF LOT 2

A PARCEL OF LAND LOCATED IN PART OF A LOT LINE ADJUSTMENT (DOCUMENT NO. 1048039) FROM LOT 2 TO 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, WALWORTH 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 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 IN DOCUMENT NO. 1048039; THENCE N 10°17'11" E 27.18 FEET ALONG SAID LOT LINE ADJUSTMENT; THENCE EAST 64.16 FEET ALONG SAID LOT LINE ADJUSTMENT; THENCE S 64°32'29" E 62.22 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,030 SQUARE FEET OR 0.024 ACRE(S) OF LAND, MORE OR LESS.



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 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 00°46'52" E 1591.95 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF 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 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 OF SAID LOT 3; THENCE S 00°46'52" E 17.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14,484 SQUARE FEET OR 0.33 ACRE(S) OF LAND, MORE OR LESS.



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.

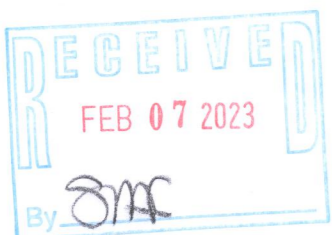
SCALE: 1 INCH = 100 FEET

"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."

Mark L. Miritz
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WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

REVISED NOV. 7, 2022 TO
SHOW PROPOSED EASEMENT

DATE: OCT. 13, 2021 JOB NO. 17.612



TAX PARCEL JG 1300010A

682,149 SQ. FT.
16.66 ACRES
AFTER LOT LINE
ADJUSTMENT

OWNER:
SAMARITAN OF GENEVA LLC
101 BROAD STREET STE 207
LAKE GENEVA, WI 53147

LOT 1 CSM NO. 4949

JA4955-3 JA4955-2

317-5053