

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

PLAT OF SURVEY

-OF-

LOT 45 OF "WILDWOOD", A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

SURVEY FOR: VERTICAL WORKS INC.  
SURVEY ADDRESS: W3620 WILDWOOD DR,  
LAKE GENEVA, WI 53147

WILDWOOD

DRIVE

transformer  
utility  
box

(N74°47'E  
N74°52'12"E

61.00'  
60.98'

30.06'  
(30.00')

(S50°49'E  
S50°46'58"E

34.95'  
35.00')

(S50°49'E  
S50°53'24"E

120.00'  
119.97'

(409.91')  
410.03'

LEGEND

- FOUND 1-5/16" O.D. IRON PIPE
- FOUND 1-3/16" D.I.A. IRON ROD
- FOUND 11/16" D.I.A. IRON ROD
- FOUND 5/8" D.I.A. IRON ROD
- RECORDED AS

Note: Minimum setbacks as depicted hereon are based on R-1 zoning requirements. This office is unaware if there are any covenants of "Wildwood" subdivision that would be more restrictive than those shown hereon.

75' setback from  
approximated ordinary  
high water mark.

landscaping  
block fire pit

(165.25')  
165.45'  
351.45'  
351.25')

LOT 47

LOT 46

LOT 45  
61,364 sq. ft.  
1.41 acres  
PARCEL #JWS 00043

EXISTING FOUNDATION

EXISTING TOP OF  
FOUNDATION = 908.64'

N04°06'00"E

gravel driveway

25' minimum street yard

Top of rod =  
908.19' per grading  
plan by Cardinal  
Engineering last  
dated 7/17/23.

(N89°36'W)  
N89°35'31"W 64.15'

(N89°36'W)  
N89°39'02"W

151.00'

There is also a pipe  
1.38' northeasterly  
of actual corner.

LOT 44

186.00'  
S04°56'31"W  
(S04°56'W)

Intermittent stream  
of varying width

NOTE: THIS MAP IS BEING REVISED THIS 1ST DAY OF DECEMBER, 2023 TO DEPICT THE EXISTING FOUNDATION AND SHOW ITS PROXIMITY TO THE PROPERTY LINES AND HIGH WATER MARK SETBACK. ALL OTHER PROPERTY DETAILS ARE FROM PREVIOUS SURVEY WORK PERFORMED BY THIS OFFICE AND WERE NOT RE-VERIFIED AS PART OF THIS UPDATED SURVEY.

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT 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 ENCROACHMENTS, IF ANY."

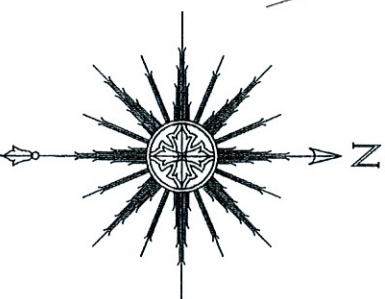
"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."



SATTER SURVEYING, LLC  
LAND SURVEYS, MAPPING AND PLANNING  
272 ORIGIN STREET  
BURLINGTON, WI 53105  
262-661-4239

THIS IS NOT AN ORIGINAL PRINT  
UNLESS THIS SEAL IS RED.

0 20' 40' 80'  
SCALE: 1" = 40'



BEARINGS HEREON RELATE TO THE  
WEST LINE OF LOT 45 OF WILDWOOD  
SUBDIVISION, ASSUMED BEARING OF  
NORTH 04°06'00" EAST AS PLATTED.

Thomas L. Satter  
THOMAS L. SATTER S-2850

REVISED: 12/1/23  
REVISED: 6/8/23  
REVISED: 3/15/23  
NOVEMBER 16, 2021  
DATE JOB NUMBER 112103