

PLAT OF SURVEY

PART OF THE SW 1/4 OF SEC. 26, &
PART OF THE NW 1/4 OF SECTION 35
TOWN 4 NORTH, RANGE 16 EAST
WALWORTH COUNTY, WISCONSIN

PARCEL 1:

Lot 1 of Certified Survey Map No. 4312, recorded June 28, 2010, in Volume 27 of Certified Surveys on Page 346, as Document No. 792184, and being located in the Southeast 1/4 of the Southwest 1/4 of Section 26 and part of the Northeast 1/4 of the Northwest 1/4 of Section 35, all in Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin.

Tax Key No. HA431200001

Address: W5625 West Shore Drive

PARCEL 2:

Part of Block 3 of the Plat of Green Lake Park, Town of LaGrange, Walworth County, Wisconsin, being more particularly described as:

Commencing at the NE corner of Lot 22 of Block 2 of Green Lake Park, a Subdivision located in Section 26, T4N, R16E, Walworth County, Wisconsin; thence S 48° 45' East 39.90 feet to an iron pipe; thence S 64° 56' East 40.00 feet to an iron pipe; thence S 78° 01' East 65.00 feet to an iron pipe; thence N 88° 14' East 10.17 feet to an iron pipe; thence S 72° 23' East 42.65 feet to an iron pipe; thence S 63° 39' East 35.50 feet to an iron pipe; thence S 22° 28' East 78.07 feet to an iron pipe; thence S 02° 07' West 141.62 feet to an iron pipe; thence S 00° 19' East 213.98 feet to an iron pipe; thence S 47° 28' West 101.37 feet to the place of beginning of the lands hereinafter described, to-wit:

Thence S 64° 35' West 96.76 feet to an iron pipe; thence S 73° 58' West 103.44 feet to an iron pipe; thence N 09° 51' West 148.28 feet to an iron pipe; thence continue N 90° 51' West 20.0 feet more or less to the shore line of Lauderdale Lake; thence Easterly along the shore line of Lauderdale Lake 62.0 feet more or less; thence S 59° 33' East 27.4 feet more or less to an iron pipe; said pipe being N 89° 35' East and 82.00 feet from the aforementioned iron pipe; thence continue S 59° 33' East 151.35 feet to the place of beginning.

Tax Key No. HGP 00018L

Address: Not assigned

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER WA-21411 DATED 6/13/2022

GREEN LAKE
WATER ELEV.=884.6'

PIER
50' +/- ALONG THE SHORE

N 89°52'22" E
(N 89°35' E)
82.03'
82.00'

"PARCEL 2"
19,806 SQ. FT.

(148.28)
148.37
167' +/-
168.28' +/-

(S 59°33' E
S 59°10'02" E)
178.75' +/-
151.20'
193' +/-
(151.35')

(S 73°58' W
S 74°28'48" W)
103.44'
103.53'

15' ELECTRIC EASEMENT DOC. 05603
S 64°45'32" W
(S 64°35' W)
96.69'
96.76'

POB
104.70'
104.70'

WEST SHORE DRIVE
OAK PARK ROAD
(20' WIDE)
145.45'

MANHOLES
CONCRETE
GARAGE
DRY WELL
GRAVEL DRIVEWAY
VENT PIPE
100.80'
100.84'

BRICK
DECK
WOOD STEPS
BRICK
CONCRETE
55.3'
23.8'
36.8'
18.2' 0"
28.0'
25.6'
15.10' 0"
15.10' 0"
10.3' 0"
27.0'

"PARCEL 1"
32,410 SQ. FT.

CHAIN LINK FENCE
WOOD FENCE 0.1'-0.2'
EASTERLY OF BOUNDARY
R-1 ZONING
88.77'
138.45'
139.01'
(S 38°14' W
(S 38°26'38" W
(S 38°14' W 139.01')

BRICK
BUILDING
GAS TANK
GAS PUMP
CONCRETE
6.2' +/-
14.4' +/-
144.61' DRIVE
18.7'

PIER
BOAT SLIPS
19' +/- ALONG THE SHORE
144.61' DRIVE
18.7'

MIDDLE LAKE
WATER ELEV.=884.6'
100 YEAR FLOOD
ELEVATION=886'

886' FLOOD PLAIN
N 87°58'10" W
9.17'
(9')
S 28°22'11" W
21.7'

AREA OF ACCRETION
LINE AS SURVEYED BY MARK MORITZ
USING THE COLONIAL METHOD TO
ESTABLISH THE PROPERTY LINE

P-1 ZONING
GRAVEL DRIVE
N 18°53'36" W
77.76'
N 22°23'36" W
77.76'

ASPHALT
CONCRETE
80'

DECK
BRICK
95'

SECTION 26
SECTION 35
LIGHT POLE
SIGN

EDGE OF PAVEMENT
SPLIT RAIL FENCE

ASSIGNED SOUTH LINE OAK PARK ROAD
S 71°48'24" E

LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
■ = FOUND CONCRETE MONUMENT
(XXX) = RECORDED AS

RECEIVED
JUL - 7 2022
By: snf

MAP SCALE IN FEET ORIGINAL 1" = 30'

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW 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: 7/5/2022

REVISED 7/5/2022 TO UPDATE EXISTING DETAIL ON A PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 11/25/2009.

CHRISTOPHER A. HODGES
PLS 2760

PROJECT NO. 8046.22

DATE: 07/05/2022

SHEET NO. 1 OF 1

WORK ORDERED BY:
THT HOLDING, LLC
6048 N. HIAWATHA AVENUE
CHICAGO, IL 60646

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

7/6/2022 X:\Projects\8046\8046_22\DCAD\survey

HGP -18L HA4312-1

416-3365