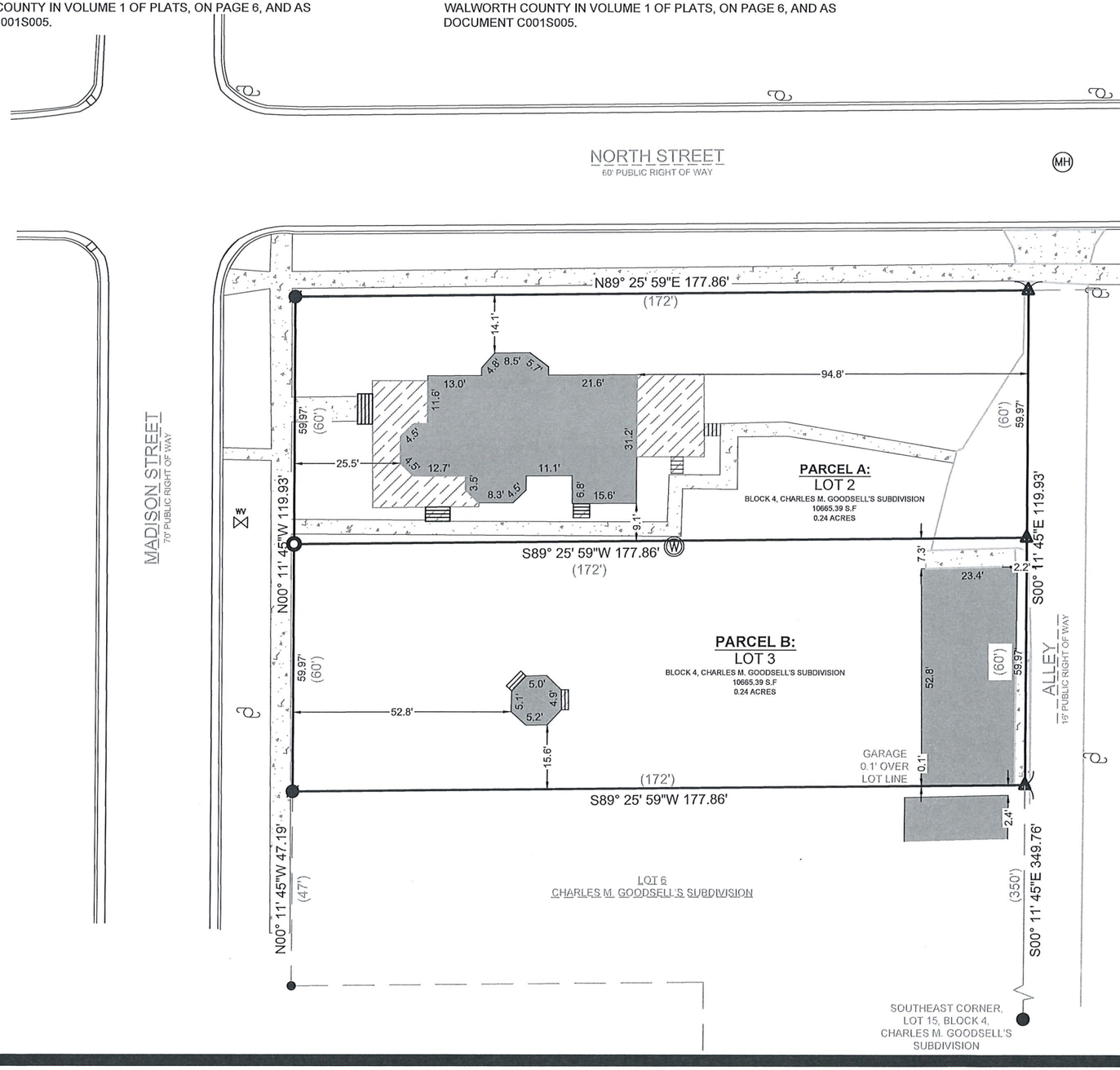
PLAT OF SURVEY / LOT LINE ADJUSTMENT

LEGAL DESCRIPTIONS:

PARCEL A:
LOT 2, BLOCK 4, CHARLES M. GOODSELL'S SUBDIVISION, BEING A REDIVISION OF BLOCKS 3 AND 4 OF THE ORIGINAL PLAT TO THE CITY OF LAKE GENEVA, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. SAID CHARLES M. GOODSELL'S SUBDIVISION BEING DULY RECORDED ON JANUARY 7, 1850 AT THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME 1 OF PLATS, ON PAGE 6, AND AS DOCUMENT C001S005.

PARCEL B:
LOT 3, BLOCK 4, CHARLES M. GOODSELL'S SUBDIVISION, BEING A REDIVISION OF BLOCKS 3 AND 4 OF THE ORIGINAL PLAT TO THE CITY OF LAKE GENEVA, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. SAID CHARLES M. GOODSELL'S SUBDIVISION BEING DULY RECORDED ON JANUARY 7, 1850 AT THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME 1 OF PLATS, ON PAGE 6, AND AS DOCUMENT C001S005.





SCALE: 1" = 30'
SHEET SIZE: 11 x 17

LEGEND

	EXISTING BUILDING	●	FOUND 1" IRON PIPE
	EXISTING CONCRETE	●	FOUND IRON ROD
	EXISTING DECK	•	FOUND .5" IRON PIPE
	UTILITY POLE	○	SET 1" I.D. IRON PIPE 18", 1.13#/ L.F.
W	FOUND WELL		
MH	FOUND MANHOLE	▲	SET MAGNAIL
WV	FOUND WATER VALVE	(XX)	RECORDED AS

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011).

THE NORTH LINE OF BLOCK 4, IN CHARLES M. GOODSELL'S SUBDIVISION IS ASSUMED TO BEAR N89°25' 59"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
RON AMANN

PROPERTY ADDRESS:
543 MADISON ST
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
OCTOBER 13, 2025

FIELD CREW CHIEF:
LUKE LILLA

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC

WISCONSIN
MICHAEL J. MARTIN
S-2307
EAGLE, WI
LAND SURVEYOR

I, MICHAEL J. MARTIN, PLS-2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON; BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH CHAPTER A-E.7 "MINIMUM STANDARDS FOR PROPERTY SURVEYS" OF THE WISCONSIN ADMINISTRATIVE CODE AND IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY AND ALSO FOR THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLES THERETO WITHIN ONE(1) YEAR FROM THE DATE HEREOF.

m.j.martin 10/14/25

MICHAEL J. MARTIN, PLS #2307 *DATE*

CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 10 / 14 / 2025 JOB No. 25452
SHEET 1 OF 1 RAB