September 15th, 2020

PLAT OF SURVEY

Survey No. 20-5105

LOCATION:
Bonnie Brae Lane, Lake Geneva, Wisconsin

PREPARED FOR:
John Matustik - Matustik Builders

RECEIVED
MAR 15 2021
By

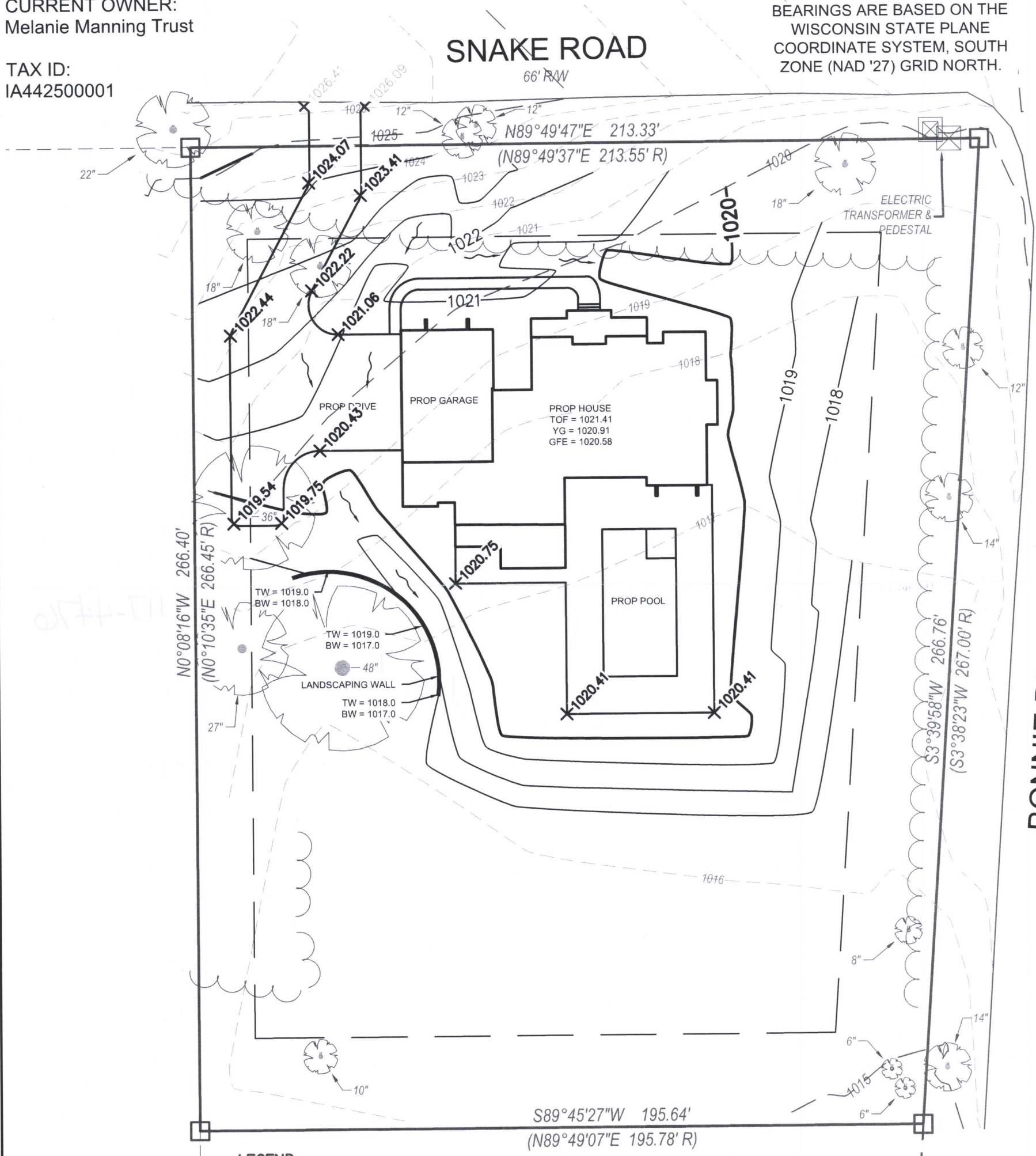
LEGAL DESCRIPTION:
Lot 1 of Certified Survey Map No. 4425 as recorded in the Walworth County Register of Deeds office as document No. 840732, being located in the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 1 North, Range 17 East, Walworth County, Wisconsin.

CURRENT OWNER:
Melanie Manning Trust

TAX ID:
IA442500001

GRAPHIC SCALE
0' 30' 60'
15' 45'
1 INCH = 30 FEET

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD '27) GRID NORTH.



LEGEND

□	FOUND 3/4" IRON BAR
(XX R)	RECORDED AS
⊠	ELECTRICAL TRANSFORMER
⊠	ELECTRIC PEDESTAL

C.S.M. 4425
LOT 1

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE
BURLINGTON, WI 53185

(262) 402-5040

WISCONSIN
PETER J. NIELSON
S-2527
MILWAUKEE, WI
LAND SURVEYOR

DRAWING BY:
FIELD WORK BY:

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Peter J. Nielson

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

P:\Shared\1 - Projects\2020\20.5105 - Matustik Builders - Manning Residence - Vacant Lot 1 CSM 4425 - Lake Geneva\CAD\Design\20.5105 S.dwg

IA-4425-1

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