

PLAT OF SURVEY

Survey No. 23.5128

PROPERTY DESCRIPTION: For a Lot Line Adjustment and the following described area of Land shall be added to Tax Key Number: ILVP 00026E1

Part of Lot 60, LAKE VIEW PARK, a Subdivision, being a part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin bound and described as follows:

Commencing at the Northwest corner of said Lot, said point is also the point of beginning of this description;

thence North $85^{\circ}26'02''$ East on and along the North line of said Lot 45.00 feet; thence South $05^{\circ}23'10''$ East, 99.57 feet to a point on the North line of Parker Drive; thence South $85^{\circ}20'47''$ West on and along said North line, 7.99 feet to a point of curvature; thence along the Arc of a curve 10.01 feet, whose Center lies Southerly, whose Radius is 74.50 feet, whose Delta Angle is $07^{\circ}41'47''$, whose chord bears South $81^{\circ}29'54''$ West, 10.00 feet to the Southwest corner of said Lot; thence North $20^{\circ}24'45''$ West on and along the West line of said lot, 104.22 feet to the Place of Beginning of this description.

Said described area contains 3,147 S.F. of land more or less.



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

Legend:

- Found Iron Rod
- Found 1" Iron Pipe
- Set $\frac{3}{4}$ " Iron Rod

LOCATION: W3823 Parker Drive Lake Geneva, WI 53147

PREPARED FOR: Tim Tippit

PROPERTY DESCRIPTION: Surveyed As

The West half of Lot 57 and Lots 58, 59, and 60 all in Block Numbered Four (4) of Lake View Park, Lake Geneva, Walworth County, Wisconsin

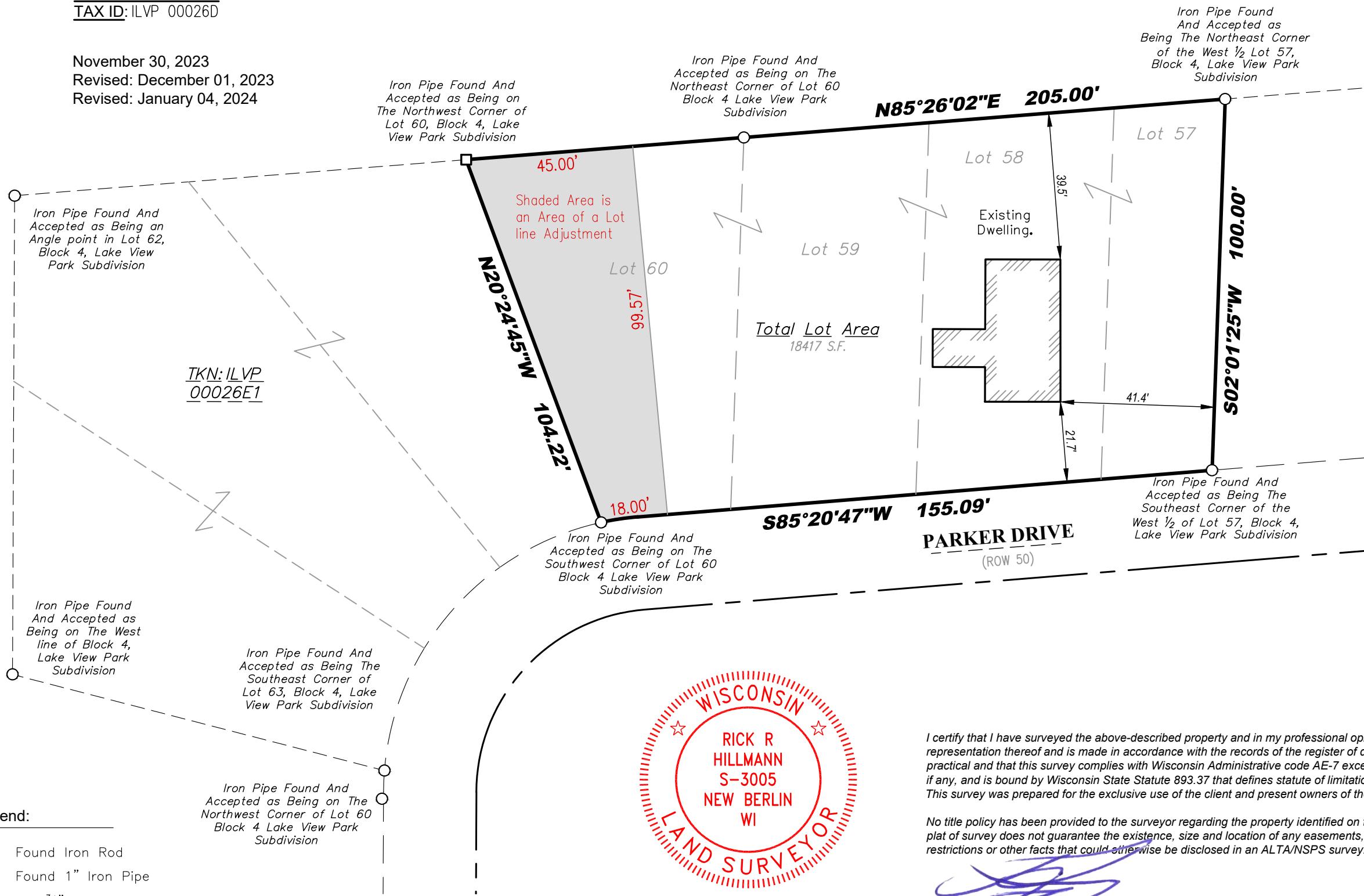
CURRENT OWNER: Braden A Nichols

TAX ID: ILVP 00026D

November 30, 2023

Revised: December 01, 2023

Revised: January 04, 2024



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY:
FIELD WORK BY: