

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 ¼ of the Northeast ¼ 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°26'02" East on and along the North line of said Lot 45.00 feet; thence South 05°23'10" East, 99.57 feet to a point on the North line of Parker Drive; thence South 85°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°41'47", whose chord bears South 81°29'54" West, 10.00 feet to the Southwest corner of said Lot; thence North 20°24'45" West on and along the West line of said lot, 104.22 feet to the Place of Beginning of this description.

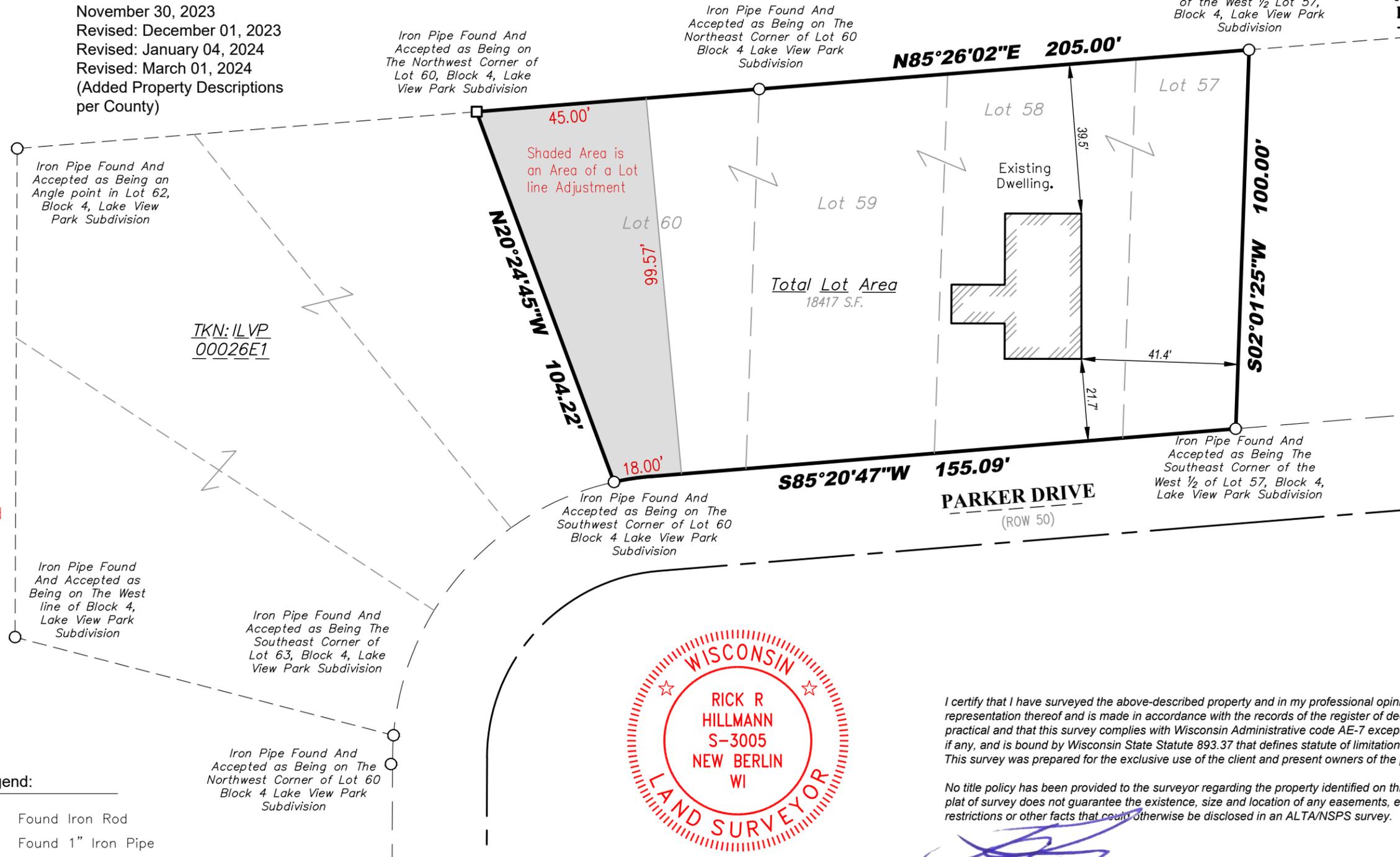
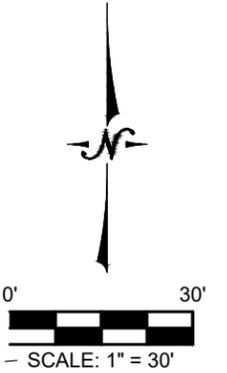
Said described area contains 3,147 S.F. of land more or less.

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
 Revised: March 01, 2024
 (Added Property Descriptions per County)

SEE SHEET 2 OF 2 FOR
 PROPERTY DESCRIPTIONS
 AFTER THE LOT LINE
 ADJUSTMENT

Iron Pipe Found
 And Accepted as
 Being The Northeast Corner
 of the West ½ Lot 57,
 Block 4, Lake View Park
 Subdivision



TKN: ILVP
 00026E1



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.

[Signature]
 Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY:
 FIELD WORK BY:

P:\shared\1 - Projects\2023\23.5128 - Tim Tippit - W3823 Parker Drive - Lake Geneva CAD\Design\23.5128 S.dwg

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 ¾" Iron Rod

PLAT OF SURVEY

Survey No. 23.5128

PROPERTY DESCRIPTION AFTER LOT LINE ADJUSTMENT FOR TAX ID No.: ILVP 00026D

The West half of Lot 57 and Lots 58, 59, and 60 all in Block 4, LAKE VIEW PARK, a Subdivision being a Part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin.

EXCEPTING: Part of Lot 60, LAKE VIEW PARK, a Subdivision, being a part of the Northeast ¼ of the Northeast ¼ 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°26'02" East on and along the North line of said Lot 45.00 feet; thence South 05°23'10" East, 99.57 feet to a point on the North line of Parker Drive; thence South 85°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°41'47", whose chord bears South 81°29'54" West, 10.00 feet to the Southwest corner of said Lot; thence North 20°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 15,270 S.F. or .3506 Acres of land more or less.

PROPERTY DESCRIPTION AFTER LOT LINE ADJUSTMENT FOR TAX ID No.: ILVP 00026E1

Lots 61, 62, and 63, LAKE VIEW PARK, a Subdivision being a Part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin.

ALSO INCLUDING: Part of Lot 60, LAKE VIEW PARK, a Subdivision, being a part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin bound and described as follows;

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Said described area contains 22,674 S.F. or 0.5205 Acres of land more or less.

March 01, 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:

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