

North 1/4 Corner
Section 14-1-17
(N. 205.601.57)
(E. 2,418,934.94)

Plat of Survey

of
Tax Parcels IL 1400002D & IL 1400002F,
located in the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 14, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.

Legal Description of Tax Parcel IL 1400002D
Lands described in a Quit Claim Deed recorded May 13, 2013 as Document No. 862844 as shown below:

A parcel of land located in the Northwest 1/4 of Section 14, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin and described as follows, to-wit: Commencing at the North 1/4 corner of said Section 14; thence South 1010.14 feet along the North-South 1/4 line of said Section 14; thence North 89° 30' 27" West, 1257.55 feet to the place of beginning; thence North 34° 23' East, 23.95 feet; thence North 43° 46' West, 81.7 feet; thence North 34° 23' East, 204.4 feet; thence North 43° 46' West, 499.33 feet to the center of County Trunk Highway BB; thence Northeastly 300.00 feet along the centerline of said Highway; thence South 43° 46' East to a point South 89° 30' 27" East from the place of beginning; thence North 89° 30' 27" West to the place of beginning. EXCEPT the following-described parcels of land: A parcel of land located in the Northwest 1/4 of Section 14 TIN, R17E, Walworth County, Wisconsin described as follows: commencing at the North 1/4 corner of said Section 14; thence South 1010.41 feet; thence North 89° 30' 27" W, 1257.55 feet; thence N 34° 23' E, 23.95 feet; thence N 43° 46' W, 81.70 feet; thence N 34° 23' E, 204.40 feet; thence N 43° 46' W, 299.33 feet to the place of beginning; thence continue N 43° 46' W, 200.00 feet the centerline of County Trunk Highway BB; thence Northeastly along the arc of a curve to the right, the radius of which is 1549.88 feet and the chord bearing N 49° 00' E, 150.00 feet; thence S 43° 46' E, 200.00 feet; thence S 49° 00' W, 150.00 feet to the place of beginning. ALSO EXCEPTING a parcel of land located in the Northwest 1/4 of Section 14 TIN, R17E, Walworth County, Wisconsin and described as follows: Commencing at the North 1/4 corner of said Section 14, thence South 1010.14 feet along the North-South 1/4 line of said Section 14; thence North 89° 30' 27" W, 992.55 feet to the place of beginning; thence continue N 89° 30' 27" W, 265.00 feet; thence N 34° 23' E, 23.95 feet; thence N 43° 46' W, 81.70 feet; thence N 34° 23' E, 170.00 feet; thence S 43° 46' E, 306.35 feet to the place of beginning. ALSO EXCEPTING a parcel of land located in the Northwest 1/4 of Section 14, Town 1 North, Range 17 East, Walworth County, Wisconsin and described as follows, to-wit: Commencing at the North 1/4 corner of said Section 14, thence South 1010.41 feet; thence North 89° 30' 27" West, 762.17 feet to the place of beginning; thence continue North 89° 30' 27" West, 230.38 feet; thence North 43° 46' West, 130.00 feet; thence North 46° 14' East, 165.00 feet; thence South 43° 46' East, 290.76 feet to the place of beginning. ALSO EXCEPTING Lots 1, 2, 3, and 4 of Certified Survey Map No. 657, recorded in Volume 3 of Certified Surveys, on Page 142 as Document No. 15791.

Tax Key No. 1L 14000020

Legal Description of Tax Parcel IL 1400002F
Lands described in a Quit Claim Deed recorded June 7, 1999 in Vol. 664 on Page 2870 as Document No. 417969 as shown below:

A parcel of land located in the Northwest 1/4 of Section 14, T 1 N, R 17 E, Walworth County, Wisconsin described as follows:
Commencing at the North 1/4 corner of said Section 14; thence South 1010.41 feet; thence N 89°30'27" W 1257.55 feet; thence N 34°23' E 23.95 feet; thence N 43°46' W 81.70 feet; thence N 34°23' E 204.40 feet; thence N 43°46' W 299.33 feet to the place of beginning; thence continue N 43°46' W 200.00 feet to the centerline of County Trunk Highway BB; thence Northeastly along the arc of a curve to the right, the radius of which is 1549.88 feet and the chord bearing N 49°00' E 150.00 feet; thence S 43° 46' E 200.00 feet; thence S 49°00' W 150.00 feet to the place of beginning.

also
Lot 4 of Certified Survey Map No. 657,
recorded in Vol. 3 of Certified Survey Maps of Walworth County on Page 142 as Document No. 15791 and located in the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 14, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.

Surveyed for: **Reed's Construction, LLC.**
W3199 South Lakeshore Drive
Lake Geneva, Wisconsin. 53147



Note:
The location of the B-2 / R-3 Zoning Line is shown as imported from the Walworth County digital mapping.

Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

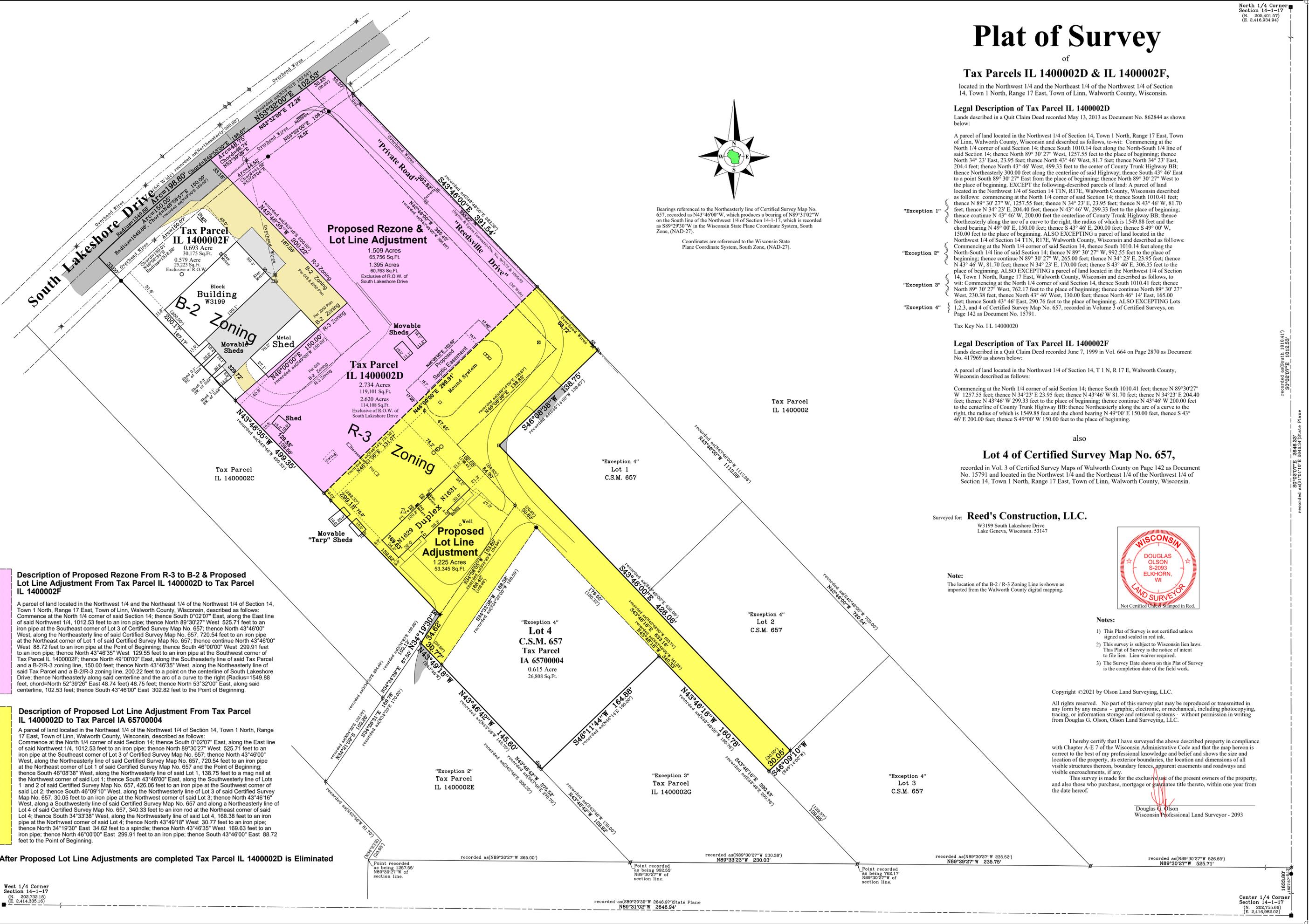
I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



Bearings referenced to the Northeastly line of Certified Survey Map No. 657, recorded as N43°46'00"W, which produces a bearing of N89°31'02"W on the South line of the Northwest 1/4 of Section 14-1-17, which is recorded as S89°29'30"W in the Wisconsin State Plane Coordinate System, South Zone. (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone. (NAD-27).



Description of Proposed Rezone From R-3 to B-2 & Proposed Lot Line Adjustment From Tax Parcel IL 1400002D to Tax Parcel IL 1400002F
A parcel of land located in the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 14, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 14; thence South 0°02'07" East, along the East line of said Northwest 1/4, 1012.53 feet to an iron pipe; thence North 89°30'27" West 525.71 feet to an iron pipe at the Southeast corner of Lot 3 of Certified Survey Map No. 657; thence North 43°46'00" West, along the Northeastly line of said Certified Survey Map No. 657, 720.54 feet to an iron pipe at the Northeast corner of Lot 1 of said Certified Survey Map No. 657; thence continue North 43°46'00" West 88.72 feet to an iron pipe at the Point of Beginning; thence South 46°00'00" West, 299.91 feet to an iron pipe; thence North 43°46'35" West 129.55 feet to an iron pipe at the Southwest corner of Tax Parcel IL 1400002F; thence North 49°00'00" East, along the Southeastly line of said Tax Parcel and a B-2/R-3 zoning line, 150.00 feet; thence North 43°46'35" West, along the Northeastly line of said Tax Parcel and a B-2/R-3 zoning line, 200.22 feet to a point on the centerline of South Lakeshore Drive; thence Northeastly along said centerline and the arc of a curve to the right (Radius=1549.88 feet, chord=North 52°39'26" East 48.74 feet) 48.75 feet; thence North 53°32'00" East, along said centerline, 102.53 feet; thence South 43°46'00" East 302.82 feet to the Point of Beginning.

Description of Proposed Lot Line Adjustment From Tax Parcel IL 1400002D to Tax Parcel IA 65700004
A parcel of land located in the Northeast 1/4 of Section 14, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 14; thence South 0°02'07" East, along the East line of said Northwest 1/4, 1012.53 feet to an iron pipe; thence North 89°30'27" West 525.71 feet to an iron pipe at the Southeast corner of Lot 3 of Certified Survey Map No. 657; thence North 43°46'00" West, along the Northeastly line of said Certified Survey Map No. 657, 720.54 feet to an iron pipe at the Northeast corner of Lot 1 of said Certified Survey Map No. 657 and the Point of Beginning; thence South 46°08'38" West, along the Northwesterly line of said Lot 1, 138.75 feet to a mag nail at the Northwest corner of said Lot 1; thence South 43°46'00" East, along the Southwesterly line of Lots 1 and 2 of said Certified Survey Map No. 657, 426.06 feet to an iron pipe at the Southwest corner of said Lot 2; thence South 46°09'10" West, along the Northwesterly line of Lot 3 of said Certified Survey Map No. 657, 30.05 feet to an iron pipe at the Northwest corner of said Lot 3; thence North 43°46'16" West, along a Southwesterly line of said Certified Survey Map No. 657 and along a Northeastly line of Lot 4 of said Certified Survey Map No. 657, 340.33 feet to an iron rod at the Northeast corner of said Lot 4; thence South 34°33'38" West, along the Northwesterly line of said Lot 4, 168.38 feet to an iron pipe at the Northwest corner of said Lot 4; thence North 43°49'18" West 30.77 feet to an iron pipe; thence North 34°19'30" East 34.62 feet to a spindle; thence North 43°46'35" West 169.63 feet to an iron pipe; thence North 46°00'00" East 299.91 feet to an iron pipe; thence South 43°46'00" East 88.72 feet to the Point of Beginning.

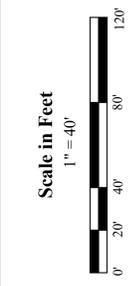
After Proposed Lot Line Adjustments are completed Tax Parcel IL 1400002D is Eliminated

West 1/4 Corner
Section 14-1-17
(N. 202,732.18)
(E. 2,414,335.16)

recorded as(S89°29'30"W 2646.87)State Plane
N89°31'02"W 2646.94

Center 1/4 Corner
Section 14-1-17
(N. 202,732.18)
(E. 2,416,982.02)

Survey date: December 15, 2021.
Revisions:
No. 1 - Parcels in Color
No. 2 - Current Zoning Lines
No. 3 - Proposed Lot Line Adjustment
No. 4 - Descriptions of Proposed Lot Line Adjustments & Resone
No. 4B - Lot 4, CSM 657, Set, Pipe



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- Legend of Symbols & Abbreviations
- Found County Section Corner
 - Found Iron Rod
 - Found Stake
 - Found Nail
 - Found Magnet
 - Found Utility Pole
 - Found Light Pole
 - Found Concrete Cover
 - Found Asphalt Surface
 - Found Brick Paving

Sheet 1 of 1 Sheets
Job Reference Number
2021-100
2021.100