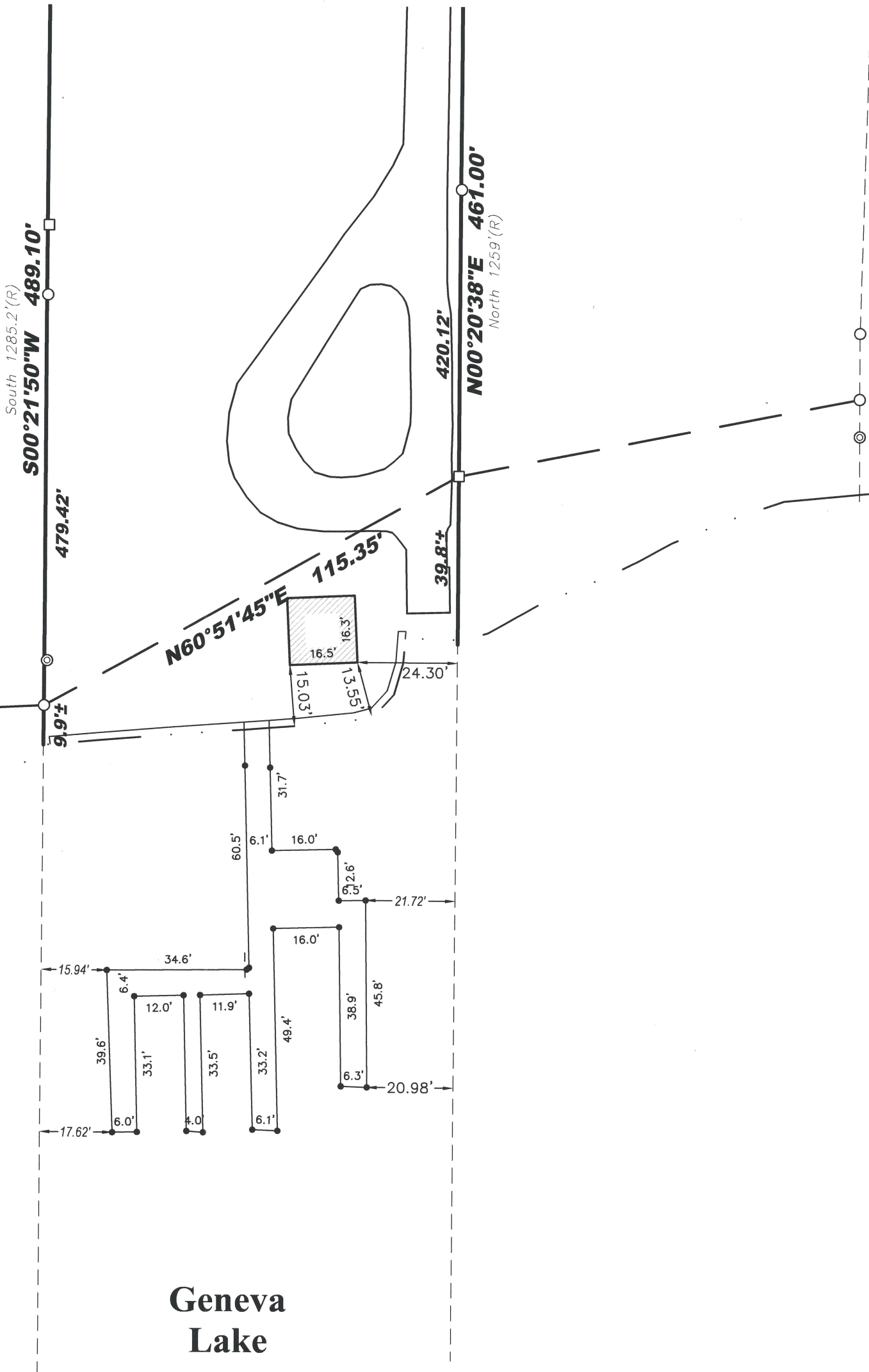




Legal Description:

PARCEL 1: That part of Lot 1 in Bonnie Brae, a subdivision of parts of Sections 3 and 4, in the Town of Linn, County of Walworth, and State of Wisconsin (Township 1 North, Range 17 East) described as follows, to wit: Commencing at a point 5 feet South of a 3/4 inch iron pipe, being the shore line of Lake Geneva, and said point being 350 feet East of the west line of Lot 1; thence North in a straight line 1259 feet more or less to a 3/4 inch pipe, which pipe is located at the northern boundary of the right-of-way hereinafter described, and which point is located 350 feet East of a barre granite monument on the West line of Lot 1; thence West in a straight line 100 feet to a point which is 250 feet East of the same barre granite monument on the West line of said Lot 1; thence South 1285.2 feet, more or less, to a point on the shore of Lake Geneva located 250 feet East of the West line of Lot 1; thence East in the shore of Lake Geneva to the place of beginning.



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.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027



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

0 30'



SCALE

Project No.
22.5027

Drawn By: SCO

Field Work: SCO 05-01-24

Pier Survey
for
Reeds Construction

N2201 Bonnie Brae Lane
Lake Geneva, WI

LEGEND

□ Found 5/8" Iron Bar

○ Found 1" Iron Pipe

Tax ID: IBB 00002

June 13, 2024

PLAT OF SURVEY

Survey No.
17.0029.BL8-34

LOCATION: Town of Delavan, Wisconsin

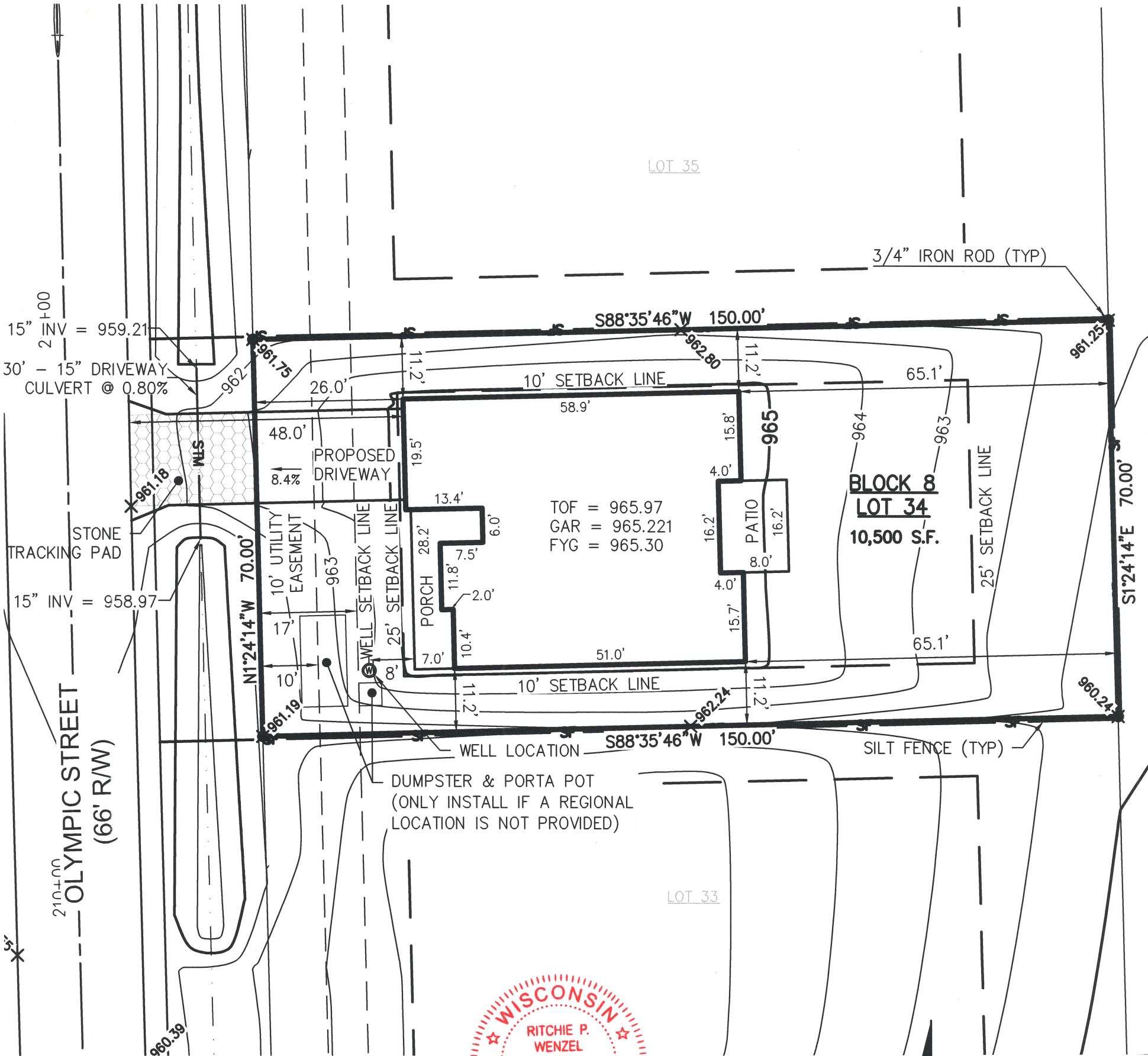
PREPARED FOR: Shodeen Homes

LEGAL DESCRIPTION:

Block 8 - Lot 34 of The Shores of Delavan Lake, a Subdivision of Outlots 1 and 2 of C.S.M. 4761, Lot 1 of C.S.M. 4668, Outlot 1 of Mound Road Estates, a Subdivision, and unplatted lands; located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, and the Southwest 1/4 of the Northeast 1/4, all in Section 15; Together with part of the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, and the Southwest 1/4 of the Northwest 1/4, all in Section 14; Together with part of Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 all in Section 14; Together with the Northwest 1/4 of the Southeast 1/4, and Northeast 1/4, of the Southeast 1/4 all in Section 15; Township 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin.

CURRENT OWNER: Covington Court Apartments LLC

TAX ID: FSDL 00253



NOTE: Proposed finished yard as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.



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BURLINGTON, WI 53185
(262) 248-3697

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.

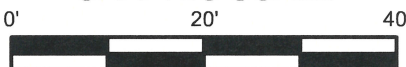
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Ritchie P. Wenzel, Professional Land Surveyor, S-4027



GRAPHIC SCALE



BEARINGS ARE BASED ON THE NORTH LINE OF
BLOCK 8 - LOT 34 OF THE SHORES OF DELEVAN
LAKE, WHICH IS ASSUMED TO BEAR S 88°35'46" W