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DA

CERTIFIED SURVEY MAP NO._____

Located in the Southeast Quarter of Southeast Quarter of Section 28, Township 2 North, Range 17 East, Walworth County, Wisconsin,

LEGEND	
● FOUND 5/8" IRON BAR	◉ 3/4" X 24" IRON BAR 1.5 LBS./LIN. FT. SET
⊗ FOUND SPIKE	⊡ WALWORTH COUNTY MONUMENT WITH BRASS CAP FOUND
○ FOUND 2" IRON PIPE	
⊗ SET SPIKE	
Ⓢ SEPTIC LIDS	
SANITARY MANHOLE	

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LAKE COMO

BASE FLOOD ELEV.=852.0

NW. CORNER LOT 1 CSM # 1521

68.4'±
N66°41'27"E 66.45'
8.0'±
15.5'±
39.3'±
68.7'±
S62°23'09"W MEAS=97.26' (REC=97.30')
29.1'
52.4'
2.0'
WOOD DECK
100.78'
50.4'
28.3'
13.9'
5.2'
9.0'
8.9'
10.9'
30.1'
6.8'
3.3'
17.0'
3.4'
DECK

WALWORTH COUNTY MEANDER CORNER

SHORELAND BOUNDARY

BRICK CHIMNEY

PLATTED LANDS OWNED BY OTHERS

N00°22'45"E MEAS=213.19' (REC=213.25')

E. LINE OF THE SE. 1/4 OF SEC. 28-02-17

179.20'

LOT 1
14,648±Sq.Ft.
0.336 Acres

S11°14'28"E 197.86'

REC.=S11°14'40"E 204.16'

213.36'

REC & MEAS=184.94' S11°14'01"E

ZONED B-3

PLATTED LANDS OWNED BY PLATTER

LOT 1 CSM # 1521

LOT 2
ZONED B-3

WISCONSIN
WILLIAM J. VANDERSTAPPEN
S-1777
WOODSTOCK, IL
LAND SURVEYOR

S76°36'03"W 671.11'

N00°15'00"W

PLATTED LANDS OWNED BY OTHERS

N11°14'28"W 209.52'

217.55'

FRAME COTTAGES

10.3' 8.3' 11.8' 8.3' 10.3'

ZONED A-2

CONC.

CONCRETE

20.3' FRAME GARAGE 18.4' 16.4' 20.3'

16.4' 24.3' 24.3' 16.4'

REC.=R=11529.16' L=100.27'
Ch.=100.27' N74°25'58"E

R=11529.16' L=100.31'
Ch.=100.30' N74°21'22"E

R & M L=50.52'
R=11529.16'

(DEED=20.00' N15°19'05"W)
M.=20.0' N15°20'28"W
R=11509.16'
R & M L=50.44'

584.58'

N11°14'28"W 20.07'

R=11509.16
L=65.25'

REC.=R=11509.16' L=72.37'
Ch.=72.37' N74°30'06"E

40 FT R.O.W.

SW. CORNER LOT 1 CSM # 1521

OUTLOT 1
10,617±Sq.Ft.
0.243 Acres

REC.=S15°04'01"E 85.00'

S15°19'34"E 105.00'

OUTLOT 1 CSM # 1521

L=100.54'
REC.=R=11424.16' L=71.84'
Ch.=71.84' N74°30'06"E

PLATTED LANDS OWNED BY OTHERS

REC & MEAS=85.00' N15°00'16"W

OUTLOT 2

R & M L=50.06'
R=11424.16'

0.22' S-0.34' W

LAKE COMO DRIVE

OUTLOT 2
5,546±Sq.Ft.
0.127 Acres

N16°04'23"W 85.00'

UNPLATTED LANDS OWNED BY OTHERS

L=65.25'

R=11424.16' L=165.79'
Chord=165.79' S74°11'19"W

UNPLATTED LANDS OWNED BY OTHERS

SE. CORNER SE. 1/4 OF SEC. 28-T2N-R17E AS MONUMENTED

NOTE: THE 40' ROW GRANTED BY DOCUEMENT NOS. 135157 RECORDED IN VOL. 379 PAGE 883, 311492 RECORDED IN VOL. 6 PAGE 3739 & 633660 IN VOL. 43, PAGE 132

Wm. J. Vanderstappen

WM. J. VANDERSTAPPEN DATE 6/12/01 REVISED 10/31/01
WISCONSIN REGISTERED LAND SURVEYOR. NO. 1777

SOIL TYPES- MmA, SeB

REFERENCE BEARING EAST LINE OF LOT 2 CERTIFIED SURVEY MAP NO. 1521 BEARING S 0°22'45" W.

JOB NO. 010348

SHEET 1 OF 2

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217-2425

JA 3423-1.243

CERTIFIED SURVEY MAP NO._____

Located in the Southeast Quarter of Southeast Quarter of Section 28, Township 2 North, Range 17 East, Walworth County, Wisconsin,

SURVEYOR'S CERTIFICATE

I, William J. Vanderstappen, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Control Ordinance of Walworth County, Wisconsin, and under the direction of Robert F. Nick and Cleone M. Nick, Owners of said land, I have surveyed, divided and mapped this certified survey, that such plat represents all exterior boundaries and the Subdivision of the land surveyed, and that this land is located within the Southeast Quarter of Southeast Quarter of Section 28, Township 2 North, Range 17, East, Walworth County, Wisconsin, being part of Lots 5, 6, 9, 10, a Private Park and part of a Private Drive in Lackey Johnson's Subdivision of said Section 28, Outlot 1 of Certified Survey Map (CSM) No. 1521 located in the Southeast Quarter of Southeast Quarter of Section 28 and part of the said Southeast Quarter of Southeast Quarter Section 28 being described as follows: Commencing at the Southeast corner of the said Southeast Quarter of Section 28; thence North 00 degrees 15 minutes 00 seconds West along East line thereof, 584.58 feet; thence South 76 degrees 36 minutes 03 seconds West, 671.11 feet; thence Southwesterly 50.52 feet along a curve to the left, having a radius of 11,529.16 feet, chord length of 50.52 feet and bears South 74 degrees 43 minutes 51 seconds West to the Southeast corner of Lot 1 on said CSM #1521 and the place of beginning; thence (recorded as South 15 degrees 04 minutes 01 seconds East) meas. South 15 degrees 16 minutes 34 seconds East along the east line of said Outlot 1 of CSM #1521, for a distance of 105.00 feet record and meas. to the Southeast corner thereof; thence Southwesterly 165.79 feet along a non-tangent curve to the left, having a radius of 11,424.16 feet, chord length of 165.79 feet and bears South 74 degrees 11 minutes 19 seconds West; thence North 16 degrees 04 minutes 23 seconds West, 85.00 feet; thence North 11 degrees 14 minutes 28 seconds West, 217.55 feet to the shore of Como Lake; thence Northeasterly along said shore 68+/- feet to the Northwest corner of said Lot 1 of CSM #1521; thence (recorded as South 11 degrees 14 minutes 40 seconds East) meas. South 11 degrees 14 minutes 28 seconds East along the west line thereof, (recorded as 204.16 feet) meas.= 213.36 feet to the Southwest corner thereof; thence Northeasterly along the south line thereof, (recorded as 100.27) meas.=100.31 feet on a non-tangent curve to the right, having a radius of 11,529.16 feet (record and meas.), chord length of (recorded as 100.27 feet) meas.= 100.30 feet and bears (recorded as North 74 degrees 25 minutes 58 seconds East) meas.= North 74 degrees 21 minutes 22 seconds East to the place of beginning, containing 0.706 acres, in Walworth County, Wisconsin.

Wm. J. Vanderstappen
_____
William J. Vanderstappen, S-1777
Wisconsin Registered Land Surveyor

WISCONSIN
WILLIAM J. VANDERSTAPPEN S-1777 WOODSTOCK, IL
LAND SURVEYOR

JUNE 12, 2001 REVISED 10/31/01 _____ Date

010348 _____ Job Number

Approved by resolution of the Walworth County Land Management Commitee.

_____ day of _____, 2001.

_____
Robert W. Tilton, Chairman

TOWN APPROVAL

Approved by resolution of the Town of Geneva Town Board.

_____ day of _____, 2001.

_____ Chairman

_____ Clerk

OWNER: ROBERT & CLEONE NICK
P.O. BOX 277
LAKE GENVA, WI 53147

SURVEYED BY: VANDERSTAPPEN SURVEYING, INC.
217 W. JUDD STREET
WOODSTOCK, ILLINOIS 60098
(815) 337-8310

JOB NO. 010348

SHEET 2 OF 2

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