

Northwest Corner
Section 27-2-17
(N. 226,771.85)
(E. 2,408,580.80)

North line of the Northwest 1/4 of Section 27-2-17
S88°31'39"E 2677.64'
recorded as(S89°21'48"E 2677.71')State Plane

Found Pipe 0.20' S.
0.33' of corner as
shown on prior
survey.

Tax Parcel
JLCB 00194
Warranty Deed
Doc. No. 1098908
Recorded 08-15-2024

Lot 1386

Lot 1356

Lot 1387

Lot 1357

Lot 1388

Lot 1358

House

S89°35'31"E 99.94'

Lot 1389

Lot 1359

Proposed Deed
Correction
0.010 Acre
429 Sq.Ft.

Lot 1390

Lot 1360

Lot 1391

Lot 1361

Tax Parcel
JLCB 00194A
0.229 Acre
9,995 Sq.Ft.

Lot 1392

Lot 1362

Lot 1393

Lot 1363

Lot 1394

Lot 1364

Garage

Lot 1395

Lot 1365

Lot 1396

Lot 1366

House

Lot 1397

Lot 1367

Lot 1398

Lot 1368

N89°48'16"W 99.93'

N0°20'04"E 639.89'
recorded as(N0°20'04"E 640')

Overhead Wires

S0°20'04"W 100.00'

Overhead Wires

(40' Wide)

Maple Road

328.0' Between Manholes

N88°31'39"W 298.26'

North 1/4 Corner
Section 27-2-17
(N. 226,742.13)
(E. 2,411,258.30)

Plat of Survey

of

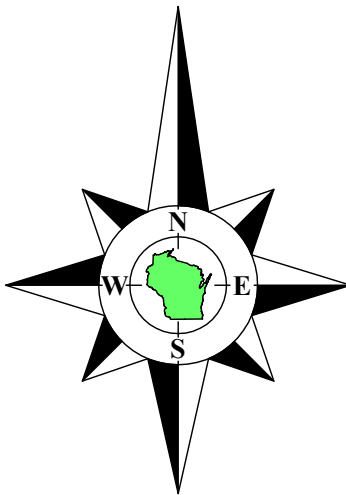
Lots 1359 through 1363 in Block 22 of the Third Map of Lake Como Beach,

a subdivision recorded May 1, 1926 in Vol. 8 of Plats on Page 58 as Document No. 255832 and located in Government Lot 2 in the Northwest 1/4 of Section 27, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

Surveyed for: **P.J. Electric Company**
P.O. Box 545
Williams Bay, Wisconsin. 53191

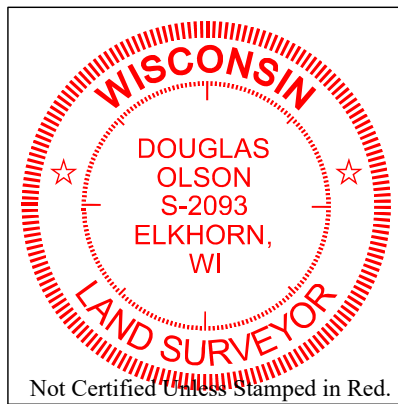
Description of Proposed Correction

The North 4.3 feet of Lot 1359 in Block 22 of the Third Map of Lake Como Beach, a subdivision recorded May 1, 1926 in Vol. 8 of Plats on Page 58 as Document No. 255832 and located in Government Lot 2 in the Northwest 1/4 of Section 27, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.



Bearings referenced to the West line of Maple Road, recorded as N0°20'04"E on the plat of the Third Map of Lake Como Beach, which produces a bearing of S88°31'39"E on the North line of the Northwest 1/4 of Section 27-2-17. A rotation of 0°50'09" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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



Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.
- The parcel split application approved by the Walworth County Zoning office shows the line between proposed Tax Parcels JLCB 00194 & JLCB 00194A 4.3' South of the North line of Lot 1359. The deeds that were recorded follow the existing lot line.

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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

Survey Date: September 16, 2024.

Revisions: No. 1 - Proposed Deed Correction

Scale in Feet
1" = 20'



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LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
Found County Section Corner
Found Iron Rod
Set Iron Pipe, 1" dia.
Recorded Information
Utility Pole
Asphalt Surface
Concrete Surface
North
South
East
West
Bearing
Degrees
Minutes
Seconds
Inches
Feet
Water Value
Deciduous Tree
Coniferous Tree

Sheet 1 of 1 Sheets

Job Reference Number

2024.103

2024.103