

PLAT OF SURVEY

LOT 7, PINE EDGE, BEING A SUBDIVISION LOCATED IN PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, SECTION 16, T 3 N, R 15 E, TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWING: BEGINNING AT AN IRON PIPE AT THE SW CORNER OF SAID LOT; THENCE N14°56'42"W 175.26 FEET TO THE NW CORNER OF SAID LOT; THENCE N4°20'45"E ALONG THE NORTH LINE OF SAID LOT, 335.21 FEET TO AN IRON PIN; THENCE S1°37'10"E 197.22 FEET TO AN IRON PIN ON THE SOUTH LINE OF SAID LOT; THENCE S77°31'31"W ALONG SAID SOUTH LINE, 290.0 FEET TO THE PLACE OF BEGINNING.

(description as taken from a Quit Claim Deed recorded as Document Number 1047524 on September 29, 2021 Walworth County Register of Deeds)

STATE OF WISCONSIN
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF TRISHA LILLY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF MAY, 2025, AT JANESVILLE, WISCONSIN.

BM Combs

RYAN M. COMBS P.L.S. NUMBER 2677

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations.
The certification contained hereon shall not apply to any copies.



LEGEND

- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE



GRAPHIC SCALE: 1" = 40'



NOTES:
FIELDWORK COMPLETED APRIL 10, 2025.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. ASSUMED S 01°36'49" E ALONG THE EAST LINE OF LOT 7



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Project No. 125-113
For: LILLY

