

December 4, 2023
Revision Date: January 30, 2024
March 4, 2024

PLAT OF SURVEY

Survey No. 23.6001.07

LOCATION: N7866 Westshore Drive, Elkhorn, Wisconsin

PREPARED FOR: John Matustik

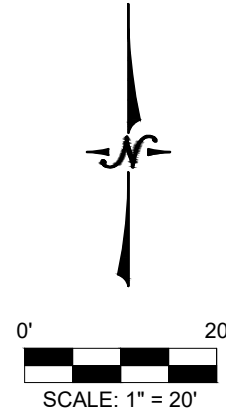
PROPERTY DESCRIPTION:

Parcel #1: The NE 1/2 of Lot 12 of the Plat of Morris Park, which plat is recorded in the Office of the Register of Deeds of said County in Vol. 5 of Plats on pages 109, 110, and 111. This piece of land herein referred to shall measure 40 feet wide at the water front, and 50 feet wide at the back end of the said lot, measurements being made from stakes placed by the surveyor of the plat of Morris Park in the Town of La Grange, Walworth County, Wisconsin.

Parcel #2: A triangular piece of Lot 12 of the plat of Morris Park according to the recorded plat thereof, which plat is recorded in the Office of the Register of Deeds of said county in Vol. 5 of Plats on pages 109, 110, and 111, described as follows: beginning at a point of the NW line of Lot 12 being 50 feet SW of NE line of said Lot 12, then 15 feet SW'ly on said NW line of Lot 12 to a point, then SE'ly to a point on the water (Green Lake) of Lot 12, 40 feet, SW of the NE line of Lot 12 (which point divides Lot 12 exactly in half at said waterfront) thence NW'ly to the point of beginning, located in the Town of La Grange, Walworth County, Wisconsin.

CURRENT OWNER: Christopher Zingler

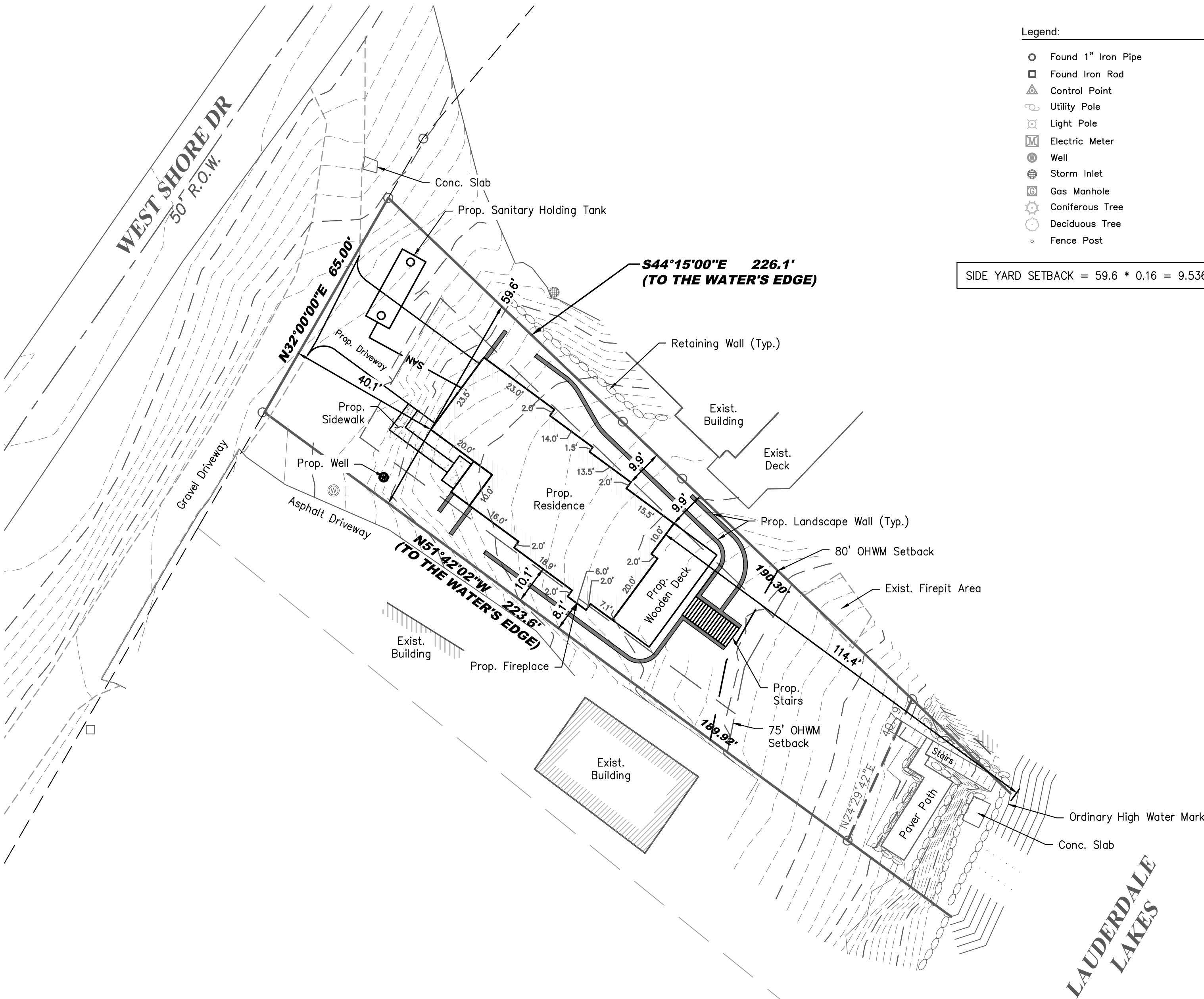
TAX ID: HMP 00009



Legend:

- Found 1" Iron Pipe
- Found Iron Rod
- △ Control Point
- Utility Pole
- Light Pole
- Ⓜ Electric Meter
- Ⓢ Well
- Ⓢ Storm Inlet
- Ⓢ Gas Manhole
- Ⓢ Coniferous Tree
- Ⓢ Deciduous Tree
- Fence Post

SIDE YARD SETBACK = $59.6 \times 0.16 = 9.536'$



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I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.


Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY: MRO
FIELD WORK BY: SCO