PLAT OF SURVEY

Survey No. 21-5022

March 12th, 2021

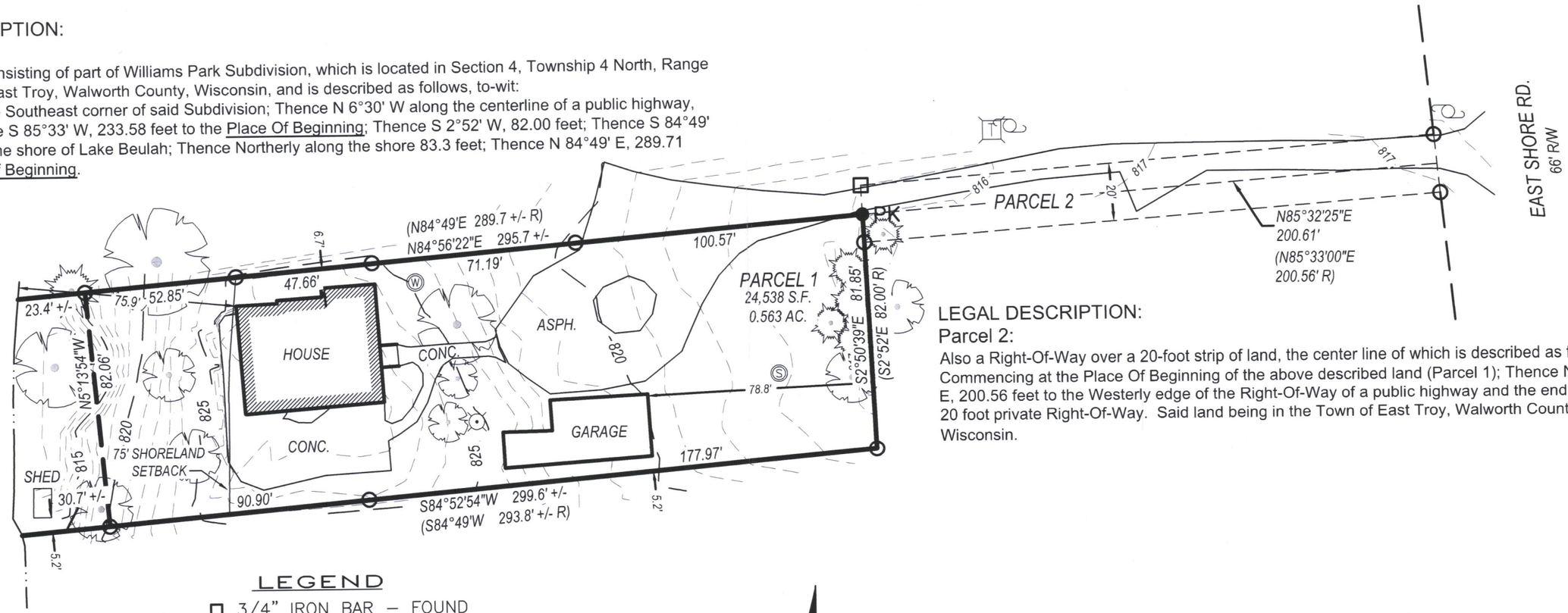
LOCATION: N9491 East Shore Road, Mukwonago, Wisconsin

PREPARED FOR: Karl Holterman - Karl Holterman Design Build, LLC

CURRENT OWNER: Charles E. Frank Trust

TAX ID: PWP 00001

LEGAL DESCRIPTION:
Parcel 1:
A Parcel of land consisting of part of Williams Park Subdivision, which is located in Section 4, Township 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, and is described as follows, to-wit:
Commencing at the Southeast corner of said Subdivision; Thence N 6°30' W along the centerline of a public highway, 111.13 feet; Thence S 85°33' W, 233.58 feet to the Place Of Beginning; Thence S 2°52' W, 82.00 feet; Thence S 84°49' W, 293.84 feet to the shore of Lake Beulah; Thence Northerly along the shore 83.3 feet; Thence N 84°49' E, 289.71 feet to the Place Of Beginning.



LEGAL DESCRIPTION:
Parcel 2:
Also a Right-Of-Way over a 20-foot strip of land, the center line of which is described as follows: Commencing at the Place Of Beginning of the above described land (Parcel 1); Thence N 85°33' E, 200.56 feet to the Westerly edge of the Right-Of-Way of a public highway and the end of the 20 foot private Right-Of-Way. Said land being in the Town of East Troy, Walworth County, Wisconsin.

LEGEND

- 3/4" IRON BAR – FOUND
- 1" IRON PIPE – FOUND
- (R) RECORDED DATA
- PK● PK NAIL – FOUND
- Ⓢ SEPTIC TANK COVER
- LIGHT POLE
- T TELEPHONE PEDESTAL
- Ⓦ WELL
- POWER POLE

RECEIVED
JAN 20 2022
By

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GRAPHIC SCALE
0' 40' 80'
20' 60'
1 INCH = 40 FEET
BEARINGS ARE BASED ON GRID NORTH. ELEVATIONS REFER TO NAVD '88.

WISCONSIN
PETER J. NIELSON
S-2527
MILWAUKEE, WI
LAND SURVEYOR

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.

Peter J Nielson

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

LYNCH & ASSOCIATES
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BURLINGTON, WI 53105

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