

PLAT OF SURVEY – TITLE SURVEY
LOTS 8, 9, & 10 OF THE BIRCHES FIRST ADDITION

LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN

ASSUMES THE NORTHERLY BOUNDARY OF LOT 8 IS S 45° 30' E PER RECORD PLAT OF THE BIRCHES FIRST ADDITION

GENEVA LAKE
W.S. 864.5

BOATHOUSE WITH
DECK ABOVE
DECK ELEV. 875.4

WOOD STEPS

STONE STEPS

WOOD FENCE 0.4'
SOUTHWESTERLY
OF BOUNDARY

LOT 7

LOTS 8 & 9
54,138 S.F.
(1.24 ACRES)

LOT 10
31,298 S.F.
(0.72 ACRES)

LOT 11

WOOD FENCE 0.7'
SOUTHWESTERLY
OF BOUNDARY

BENCH MARK-
NAIL IN LARGE
CONIFEROUS
ELEV.=921.47'

WOOD FENCE 0.3'
NORTHEASTERLY
OF BOUNDARY

PARCEL 1:
Lots Eight (8) and Nine (9) of the Birches First Addition, located in Section 9, Town 1 North, Range 17 East, according to the original plat thereof recorded in the Office of the Register of Deeds of Walworth County on the 27th day of July, 1926, in Volume 9 of Plats on pages 83 and 84. Said land being in the Town of Linn, Walworth County, Wisconsin.

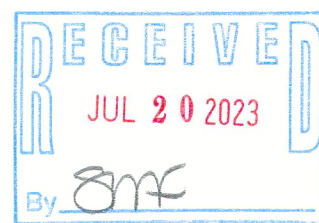
Tax Key No. IBA1 00005
Address: N1963 Birches Drive

PARCEL 2:
Lot Ten (10) of the Birches First Addition, located in Section 9, Town 1 North, Range 17 East, according to the original plat thereof recorded in the Office of the Register of Deeds of Walworth County on the 27th day of July, 1926, in Volume 8 of Plats on pages 83 and 84. Said land being in the Town of Linn, Walworth County, Wisconsin.

Tax Key No. IBA1 00005A

LEGAL DESCRIPTIONS PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. WA-22427 DATED MAY 25, 2023

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ⊕ = UTILITY POLE LOCATED
 - ⊞ = TRANSFORMER LOCATED
 - ⊞ = ELECTRIC BOX LOCATED
 - ⊞ = CABLE BOX LOCATED
 - ⊞ = TELEPHONE BOX LOCATED
 - = FLAGGED ELECTRIC LINE LOCATED
 - = FLAGGED GAS LINE LOCATED
 - ⊕ = SOIL TEST BORING LOCATED
 - {XXX} = RECORDED AS



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.



DATED: 7/06/2023

CHRISTOPHER A. HODGES P.L.S. 2760

NOTE: SNOW COVER ACROSS SITE ON DATE OF SURVEY. EXISTING IMPROVEMENTS SHOWN HEREON MAY BE INACCURATE AND/OR INCOMPLETE.

UNABLE TO DETERMINE LOCATION OF SHORE PATH ON DATE OF SURVEY. DRIVEWAY SIZE AND LOCATION PER PLAT OF SURVEY BY MARK R. MADSEN DATED 12/21/2017.

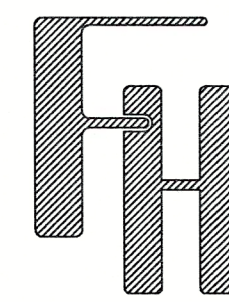
A CONSERVATION EASEMENT RECORDED AS DOCUMENTS NO. 276297 AND 683301 AFFECTS LOTS 8, 9, & 10 SHOWN HEREON.



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IBA-5 IBA1-5A

117-4790



TITLE SURVEY
N1963 BIRCHES DRIVE
LAKE GENEVA, WISCONSIN

WORK ORDERED BY -
LAKEFRONT REALTY (DAVE CURRY)
57 WEST GENEVA STREET
WILLIAMS BAY, WI 53191

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
9871.23
DATE
7/06/2023
SHEET NO.
1 OF 1