

August 1, 2019

PLAT OF SURVEY

Survey No. 19-5076

LOCATION: Geneva Oaks Trail, Linn, Wisconsin

PREPARED FOR: Kyle Robbins

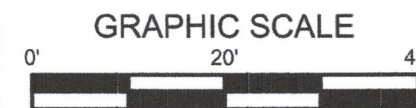
LEGAL DESCRIPTION:

Lot 7, Geneva Oaks Subdivision, Located in Government Lot 3

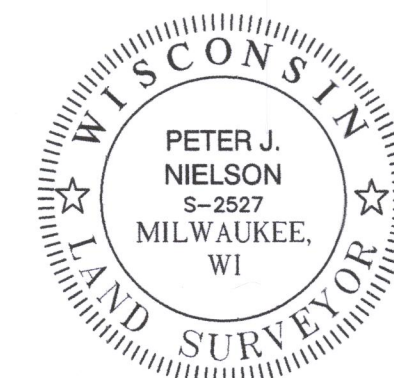
in the NW 1/4 of Section 4, T1N, R17E, Town of Linn, Walworth County, Wisconsin.

CURRENT OWNER: Philip G Carollo, JR. & Nila J. Carollo

TAX ID: IGO 00007



1 INCH = 20 FEET
BEARINGS ARE BASED ON
GRID NORTH. ELEVATIONS
ARE NAVD '88 DATUM.



GAS LINE
(AS-MARKED)

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.

DRAWING BY:
FIELD WORK BY:

Peter J. Nielson 2 AUG 19
PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

LOT 8

LOT 6

S89°09'55"E 190.06
(S89°17'E 190.27' R)

FOUND 1.5" IP
4.1' NORTH OF
CORNER

TOP OF PIPE
ELEV. = 907.29

RETAINING WALL
1.0' SOUTH OF LINE

25' SETBACK LINE

15' SETBACK LINE

N3°14'05"W 85.22
(N3°34'W 85.10' R)

15' UTILITY &
PEDESTRIAN
EASEMENT
PER PLAT

LOT 7
IGO 00007
19,728 S.F.
0.453 AC.

25' SETBACK LINE

25' SETBACK LINE

CHAPIN ROAD
49.5' RW

S0°05'57"W 100.00
(NORTH)

N76°10'59"W 162.45
(S76°12'E)

FND. 3" IP

STM

LEGEND

- FOUND 3/4" IRON BAR
- FOUND 1" IRON PIPE
- (XX R) RECORDED AS

GENEVA OAKS TRAIL
R/W VARIES

C1
L = 39.69'
R = 22.00'
Δ = 103°21'50"
(103°48' R)
C.L. = 34.52' (34.62' R)
L.C.B. = N52°17'39"E
(N51°54'E R)

NOTE: Proposed finished yard as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.



LYNCH & ASSOCIATES
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IGO - 7

117-4285