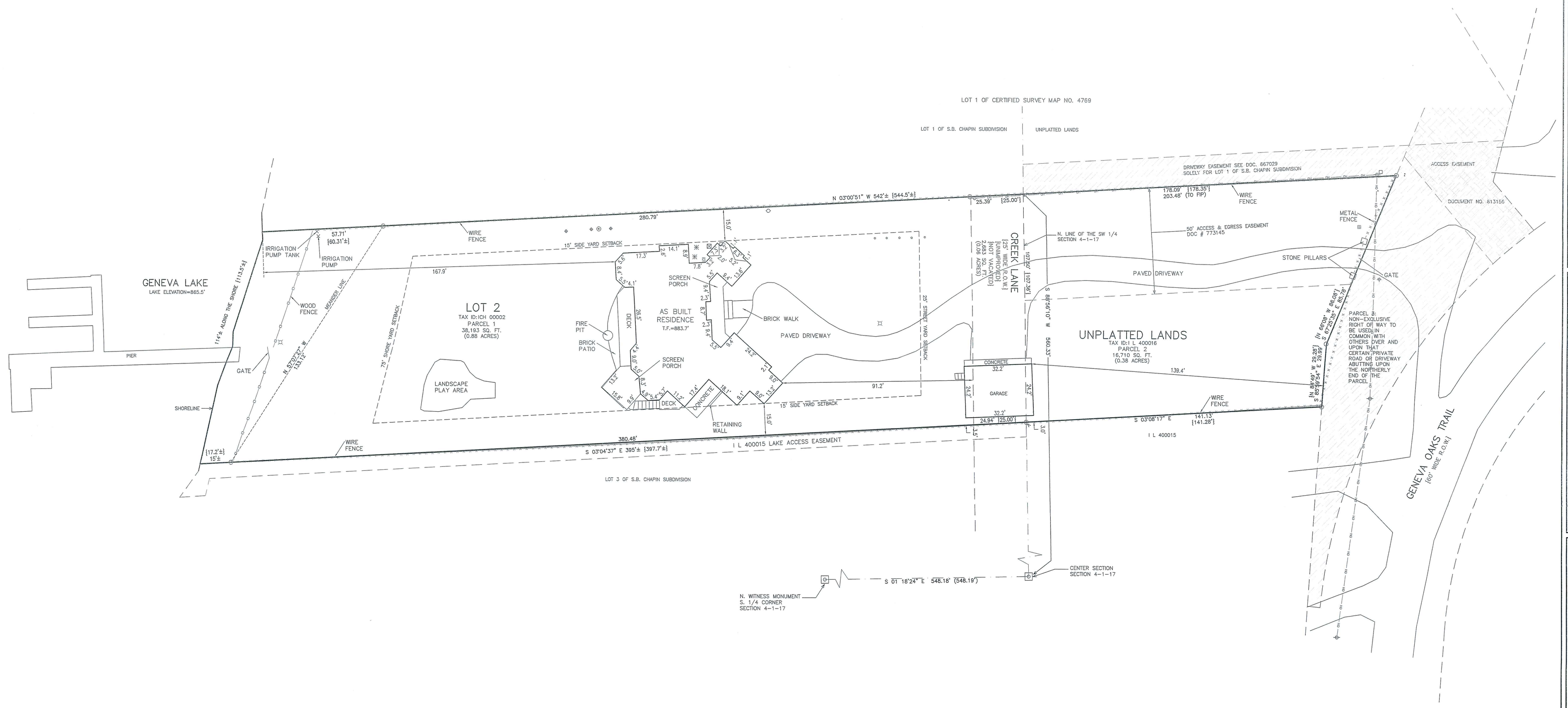
PLAT OF SURVEY
LOT 2 OF S.B. CHAPIN SUBDIVISION & UNPLATTED LANDS

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

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE
E. LINE OF THE SW 1/4 OF
SECTION 4-1-17 BEARS
S 01°18'24" E



LEGAL DESCRIPTION:

Parcel 1:
Lot 2 in S. B. Chapin's Subdivision, according to the recorded plat thereof. Said land being in the Town of Linn, County of Walworth, and State of Wisconsin.

Tax Key: ICH 00002

Parcel 2:
A parcel of land located the Northwest 1/4 of Section 4, Town 1 North, Range 17 East, Town of Linn, County of Walworth, and State of Wisconsin, described as follows: A parcel of land commencing at the Northeast corner of Lot 2 in S. B. Chapin's Subdivision, so called, of a part of fractional Section 4, Town 1 North, Range 17 East, the plat of which subdivision is recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, in Volume 7 of Plats at Page 60; from said point of beginning run North in the East Line of No. 2 of said subdivision produced, 141.28 feet to an iron pipe in the Southerly line of a certain private drive; thence North 84° 45' West 29.28 feet to an iron pipe: thence North 66° 08' West 86.08 feet to an iron pipe; thence South 178.35 feet to an iron pipe at the Northwest corner of said Lot No. 2; thence East in the North of said lot No. 2, 107.36 feet to the point of beginning.

Tax Key: I L 400016

Parcel 3:
Also a non-exclusive right of way to be used in common with others over and upon that certain private road or driveway abutting upon the northerly end of the parcel of land above described, to pass and repass over and upon the same on foot or with vehicles and referenced on Certified Survey Map No. 4769 recorded on April 5, 2018, in Volume 31 of Certified Survey Maps, page 302, as Document No. 954447.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 920070608
DATED 07/02/2020

LEGEND

- ⊡ = FOUND CONCRETE COUNTY MONUMENT
- ○ = FOUND IRON PIPE STAKE
- □ = ELECTRIC METER
- ✲ = KEYPAD FOR GATE
- ⊞ = ELECTRIC BOX FOR GATE
- ◦ = SANITARY VENT
- ⌑ = LIGHT POST
- ⚐ = FLAG POLE
- ⊕ = SANITARY LID
- ⊙ = CLEAN OUT
- ⋇ = AIR CONDITIONING UNIT
- ⊠ = GAS METER
- ⊠ = GENERATOR
- ⊸ = UTILITY POLE
- —OH— = OVERHEAD WIRE
- {XXX} = RECORDED AS

MAP SCALE IN FEET – ORIGINAL 1"=20'

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.

WISCONSIN BRIAN M. CARLSON S-2039 ROCKFORD, ILL. LAND SURVEYOR

DATED: 07/16/2020

BRIAN M. CARLSON P.L.S. 2039

TITLE SURVEY
N2339 GENEVA OAKS TRAIL
LAKE GENEVA, WI 53147

– WORK ORDERED BY –
KEEFE REAL ESTATE
P.O. BOX 460
LAKE GENEVA, WI 53147

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
07/16/2020 – LB
RESURVEYED

PROJECT NO.
7892.20

DATE
05/13/2009

SHEET NO.
1 OF 1

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