

DATE: November 13, 2023
Revised March 11, 2024
Revised March 12, 2024

Survey No. 22.8001.03

PLAT OF SURVEY

LOCATION: W3383 Snake Road, Lake Geneva Wisconsin

PREPARED FOR: Clair Law

PROPERTY DESCRIPTION: Surveyed As Description

Part of Lot 2, PLAT OF DUCAT'S SUBDIVISION, being part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and being a part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ all in Section 3, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County Wisconsin bound and described as follows;

commencing at the West Meander Corner to the East $\frac{1}{4}$ Corner of said Section, thence South $30^{\circ}22'42''$ West, 186.04 feet to an Iron Rod Marking an assumed meander corner; thence South $70^{\circ}11'33''$ West, 252.14 feet to an Iron Pipe Marking an assumed meander corner; thence South $62^{\circ}36'22''$ West, 67.37 feet to the Point of Beginning of this description;

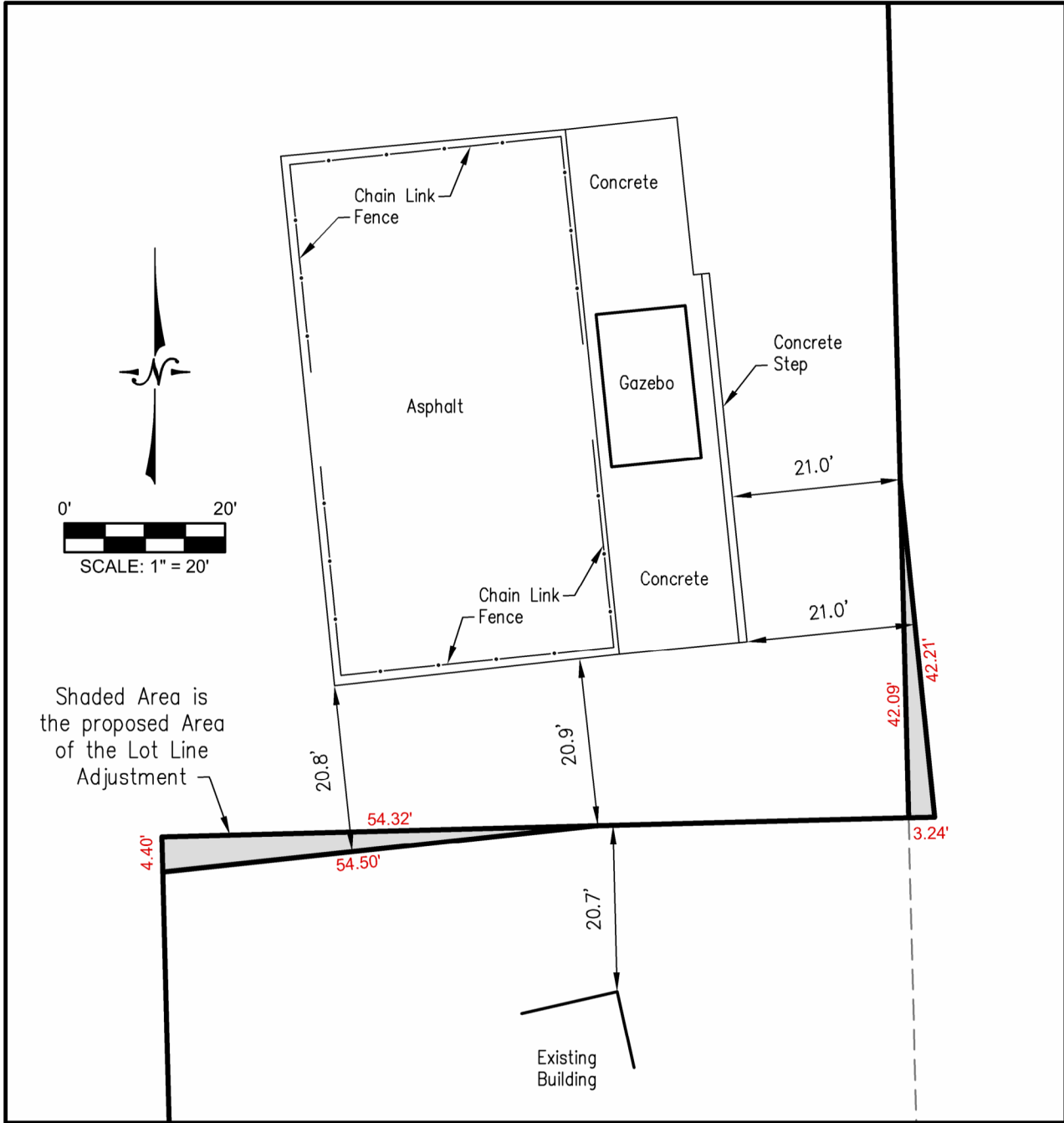
thence North $01^{\circ}26'51''$ West, 59.72 feet; thence North $47^{\circ}42'25''$ West, 128.72 feet; thence North $01^{\circ}26'52''$ West, 195.00 feet; thence North $88^{\circ}33'08''$ East, 93.00 feet; thence North $01^{\circ}26'51''$ West, 1445.28 feet to a point that is North $01^{\circ}26'51''$ West, 630.3 feet from an Iron Pipe found; thence South $89^{\circ}13'09''$ West; 308.31 feet; thence South $01^{\circ}27'34''$ East, 1047.08 feet to a Rail Road Spike marking an Angle point in property; thence South $05^{\circ}45'23''$ East, 860.6 feet to a point on the Waters Edge of Geneva Lake; said point is South $05^{\circ}45'23''$ East and 52.31 feet from a Rail Road Spike marking the West line of property; thence Easterly along said Waters Edge 255 feet to a point that is South $01^{\circ}26'51''$ East, and 43.82 feet from the Point of Beginning of this description; thence North $01^{\circ}26'51''$ West, 43.82 feet to the Place of Beginning of this Description.

CURRENT OWNER: Wychwood LLC

TAX ID: ID 00001B

0' 100'
SCALE: 1" = 100'

PICKLE BALL COURT DETAIL



NEW PROPERTY DESCRIPTION AFTER LOT LINE ADJUSTMENT FOR TAX ID: ID 00001B

Part of Lot 2, PLAT OF DUCAT'S SUBDIVISION, being part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and being a part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ all in Section 3, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County Wisconsin bound and described as follows;

commencing at the West Meander Corner to the East $\frac{1}{4}$ Corner of said Section, thence South $30^{\circ}22'42''$ West, 186.04 feet to an Iron Rod Marking an assumed meander corner; thence South $70^{\circ}11'33''$ West, 252.14 feet to an Iron Pipe Marking an assumed meander corner; thence South $62^{\circ}36'22''$ West, 67.37 feet to the Point of Beginning of this description;

thence North $01^{\circ}26'51''$ West, 59.72 feet; thence North $47^{\circ}42'25''$ West, 128.72 feet; thence North $01^{\circ}26'52''$ West, 190.06 feet; thence North $83^{\circ}55'19''$ East, 54.50 feet; thence North $88^{\circ}33'08''$ East, 41.91 feet; thence North $05^{\circ}50'38''$ West, 42.21 feet; thence North $01^{\circ}26'51''$ West, 1403.39 feet to a point that is North $01^{\circ}26'51''$ West, 630.3 feet from an Iron Pipe found; thence South $89^{\circ}13'09''$ West; 308.31 feet; thence South $01^{\circ}27'34''$ East, 1047.08 feet to a Rail Road Spike marking an Angle point in property; thence South $05^{\circ}45'23''$ East, 860.6 feet to a point on the Waters Edge of Geneva Lake; said point is South $05^{\circ}45'23''$ East and 52.31 feet from a Rail Road Spike marking the West line of property; thence Easterly along said Waters Edge 255 feet to a point that is South $01^{\circ}26'51''$ East, and 43.82 feet from the Point of Beginning of this description; thence North $01^{\circ}26'51''$ West, 43.82 feet to the place of beginning of this description.

NEW PROPERTY DESCRIPTION AFTER LOT LINE ADJUSTMENT FOR TAX ID: ID 00001

Part of Lot 2, PLAT OF DUCAT'S SUBDIVISION, being part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and being a part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ all in Section 3, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County Wisconsin bound and described as follows;

commencing at the West Meander Corner to the East $\frac{1}{4}$ Corner of said Section, thence South $30^{\circ}22'42''$ West, 186.04 feet to an Iron Rod Marking an assumed meander corner and the Point of beginning of this description;

thence South $01^{\circ}28'43''$ East, 18.9 feet to the Waters edge of Geneva Lake; thence Southwesterly on and along said Waters edge 378 to a point that is South $61^{\circ}33'56''$ West and 336.53 feet from the point of Beginning of this description; thence North $01^{\circ}26'51''$ West, 59.72 feet; thence North $47^{\circ}42'25''$ West, 128.72 feet; thence North $01^{\circ}26'52''$ West, 190.06 feet; thence North $83^{\circ}55'19''$ East, 54.50 feet; thence North $88^{\circ}33'08''$ East, 41.91 feet; thence North $05^{\circ}50'38''$ West, 42.21 feet; thence North $01^{\circ}26'51''$ West, 1403.39 feet to a point that is North $01^{\circ}26'51''$ West, 630.3 feet from an Iron Pipe found; thence North $89^{\circ}13'09''$ East, 233.79 feet to an Iron Rod representing an angle point in property; thence North $01^{\circ}28'43''$ West, 1319.29 feet to the North line of said Northeast $\frac{1}{4}$; thence North $89^{\circ}19'15''$ East on and along said North line, 65.25 feet; thence South $01^{\circ}28'43''$ East, 2995.99 feet to the Place of Beginning of this Description;

The Northerly 33 feet of said described lands are Subject to Public Roadway.

Legend:

- Found Monument
- Found Iron Rod
- Found 1" Iron Pipe
- Set $\frac{3}{4}$ " Iron Rod
- RR Rail Road Spike



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:
FIELD WORK BY: