

PLAT OF SURVEY

A part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 1 North, Range 17 East, described as follows: Commencing at a point 11 & 1/2 / 29 rods (182.07 feet) North of the Southeast corner of the Northeast 1/4 of Section 16, Town 1 North, Range 17 East, said point being the intersection of the center line of the highway thereto from the NW corner of the NE 1/4 of Sec. 16, T. 1 N., R. 17 E., M. 35 N., by deed recorded in Walworth County Register's office in Volume 93, on page 618; thence West in said James A. Murphy's North line 29 rods (478.50 feet) to the Northwest corner of the Northeast 1/4 of Section 16, Town 1 North, Range 17 East, M. 35 N.; S. 65 & 6/10 feet to the South line of lands formerly owned by George Gallagher; thence East in said Gallagher's South line 29 rods (478.50 feet) to the center of the highway; thence South along the center of the beginning. Said land being in the Town of Linn, County of Walworth, State of Wisconsin.

Lot 1, Certified Survey Map No. 733 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, on November 14, 1977, in Volume 3 of Certified Survey Maps, page 247, as Document No. 25730, being a parcel of land located in the Northeast 1/4 of Section 16, Town 1 North, Range 17 East. Said land being in the Town of Linn, County of Walworth, State of Wisconsin.

Lot 2 of Certified Survey Map No. 1446 recorded on October 21, 1985, as Document No. 121014, being part of the Northeast of Section 16, Town 1 North, Range 17 East. Said land being in the Town of Linn, County of Walworth, State of Wisconsin

FROM TAX PARCEL IL1600006 TO TAX PARCEL IL1600007

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 71°38'00" EAST, 38.00 FEET TO THE POINT OF BEGINNING; THENCE S 88°52'13" E OF SAID SECTION 16, 170.74 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 733; THENCE N 0°01'13" E 181.95 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 733 AND THE POINT OF BEGINNING; THENCE CONTINUE N 0°00'13" E 8.36 FEET TO A SET IRON ROD; THENCE N 88°52'25" W 170.74 FEET TO A SET IRON ROD; THENCE S 89°00'54" E 11.85 FEET TO A FOUND IRON ROD; THENCE N 89°00'54" E 11.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,725 SQUARE FEET OR 0.0396 ACRES(3) OF LAND, MORE OR LESS.

**ORDERED BY:
STACEY SCHULTZ
KEEFE REAL ESTATE
751 GENEVA PARKWAY
LAKE GENEVA, WI 53147**

**NORTHEAST CORNER
OF NORTHEAST 1/4
OF SECTION 16-1-17**

LOT 1, C.S.M. NO. 1446

LOT 2, C.S.M. NO. 1446
2.10 ACRES
1.94 ACRES W/O ROW
ZONED R-1

TAX PARCEL: IL1600006
1.685 ACRES W/O LOT LINE ADJUSTMENT
1.596 ACRES W/O LOT LINE ADJUSTMENT
AND RIGHT-OF-WAY
ZONED R-1

LOT 1, C.S.M. NO. 733
1.02 ACRES
0.89 ACRES LESS ROW
ZONED R-1

TAX PARCEL:
IL600007A

PROPOSED LOT LINE AD.
1,725 SQ. FT.







"THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/Shoreland Zoning)."

**TAX PARCEL: IL1600007
(0.714 ACRES)
ZONED R-1**

**SOUTHWEST CORNER
OF NORTHEAST 1/4
OF SECTION 16-1-17**

SOUTH SHORE DRIVE

LEGEND

- | | |
|---|--|
|  | FOUND IRON PIPE |
|  | FOUND IRON ROD |
|  | FOUND COUNTY MONUMENT |
|  | UTILITY POLE |
|  | SET IRON ROD, 18" LONG, WEIGHING
1.5 LBS./LINEAL FT., 3/4" DIA. |
| (x x) | RECORDED AS DIMENSION |
|  | EXISTING WIRE FENCE |

SCALE: 1 INCH = 30 FEET

"I hereby certify that the above described property has been surveyed by me or 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 principal 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 date hereof."

MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: OCT 7, 2018 JOB NO. 18.1001

REVISED OCT. 16, 2018 TO
SHOW 100 YEAR FLOOD LINE

IA 1446-2
± L 16-6
± A 733-1
± L 16-7

117-4203