

March 7, 2018

# AS-BUILT SURVEY

Survey No. 17-5086

LOCATION: N 1909 Loramoor Drive, Lake Geneva, Wisconsin

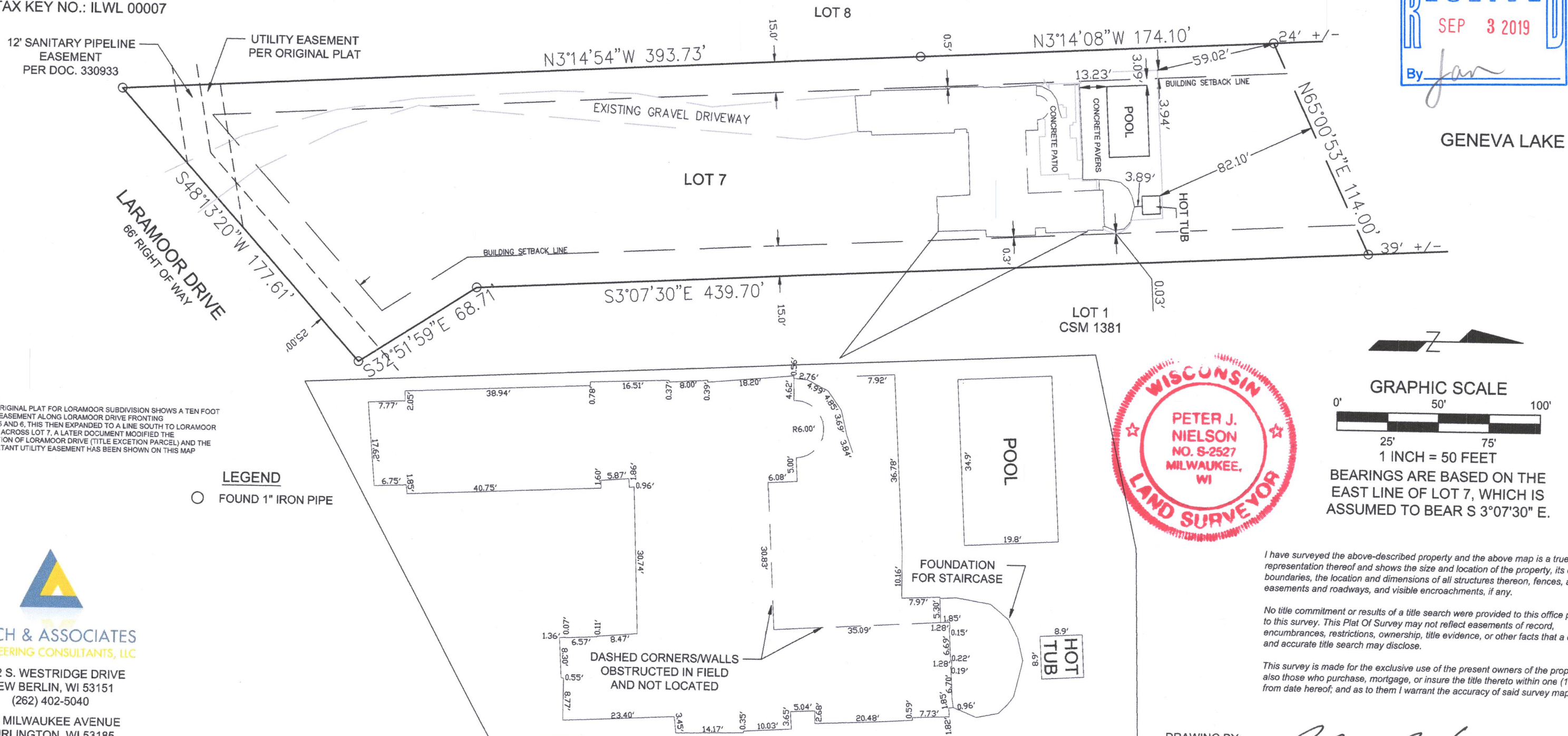
PREPARED FOR:

LEGAL DESCRIPTION:

PARCEL 1: LOT 7 OF LORAMOOR, A SUBDIVISION LOCATED IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WESTERLY 95.29 FEET ALONG THE RIGHT OF WAY OF LORAMOOR DRIVE BEING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60 FEET AND A CHORD NORTH 86 DEGREES 20 MINUTES WEST, 85.59 FEET; THENCE NORTH 48 DEGREES 10 MINUTES EAST, 145.66 FEET TO THE EAST LINE OF SAID LOT 7; THEN SOUTH 32 DEGREES 53 MINUTES EAST, 31.24 FEET ALONG SAID EAST LINE; THENCE SOUTH 27 DEGREES 41 MINUTES WEST, 86.27 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE TOWN OF LINN, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

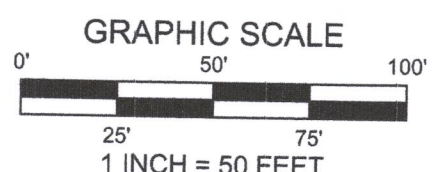
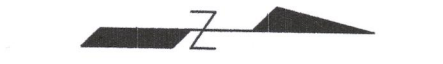
PARCEL 2: A 12 FOOT WIDE PIPELINE EASEMENT FOR ACCESS TO SEPTIC SYSTEM EASEMENT LOCATED IN OUTLOT 1 OF SAID LORAMOOR, AND TOGETHER WITH, FOR THE BENEFIT OF SAID LOT 7, THE SEPTIC SYSTEM EASEMENT RESERVED FOR LOT 7, ALL AS SHOWN ON THE RECORDED PLAT FOR LORAMOOR, AND AS AMENDED BY SEPTIC PIPELINE EASEMENT AGREEMENT RECORDED JUNE 3, 1996 IN VOLUME 641 ON PAGE 2879 AS DOCUMENT NO. 330933.

TAX KEY NO.: ILWL 00007



NOTE: THE ORIGINAL PLAT FOR LORAMOOR SUBDIVISION SHOWS A TEN FOOT WIDE EASEMENT ALONG LORAMOOR DRIVE FRONTING LOTS 5 AND 6, THIS THEN EXPANDED TO A LINE SOUTH TO LORAMOOR DRIVE ACROSS LOT 7. A LATER DOCUMENT MODIFIED THE LOCATION OF LORAMOOR DRIVE (TITLE EXCEPTION PARCEL) AND THE RESULTANT UTILITY EASEMENT HAS BEEN SHOWN ON THIS MAP

LEGEND  
○ FOUND 1" IRON PIPE



BEARINGS ARE BASED ON THE EAST LINE OF LOT 7, WHICH IS ASSUMED TO BEAR S 3°07'30" E.

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: Peter J. Nielson  
FIELD WORK BY: Peter J. Nielson 26-JUNE-19

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