

PLAT OF SURVEY
FOR PROPOSED LOT LINE ADJUSTMENTS

LEGAL DESCRIPTION FOR LAND TO BE CONVEYED TO THE TOWN OF LINN AND EXCEPTED FROM PARCEL #ILGT 00023B

A PARCEL OF LAND BEING PART OF LOT 23 IN BLOCK 5 OF "LAKE GENEVA TERRACE", ACCORDING TO THE RECORDED PLAT THEREOF, AND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF LINN, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 01°23'05" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 196.80 FEET; THENCE NORTH 88°27'51" EAST 26.12 FEET TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 23 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 88°27'51" EAST, ALONG THE NORTH LINE OF SAID LOT 23, 25.00 FEET; THENCE SOUTH 00°55'43" EAST 171.86 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 23; THENCE SOUTH 88°15'31" WEST, ALONG SAID SOUTH LINE, 25.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 00°55'43" WEST, ALONG THE WEST LINE OF SAID LOT 23, 171.95 FEET (RECORDED AS 171.50 FEET) TO THE POINT OF BEGINNING.

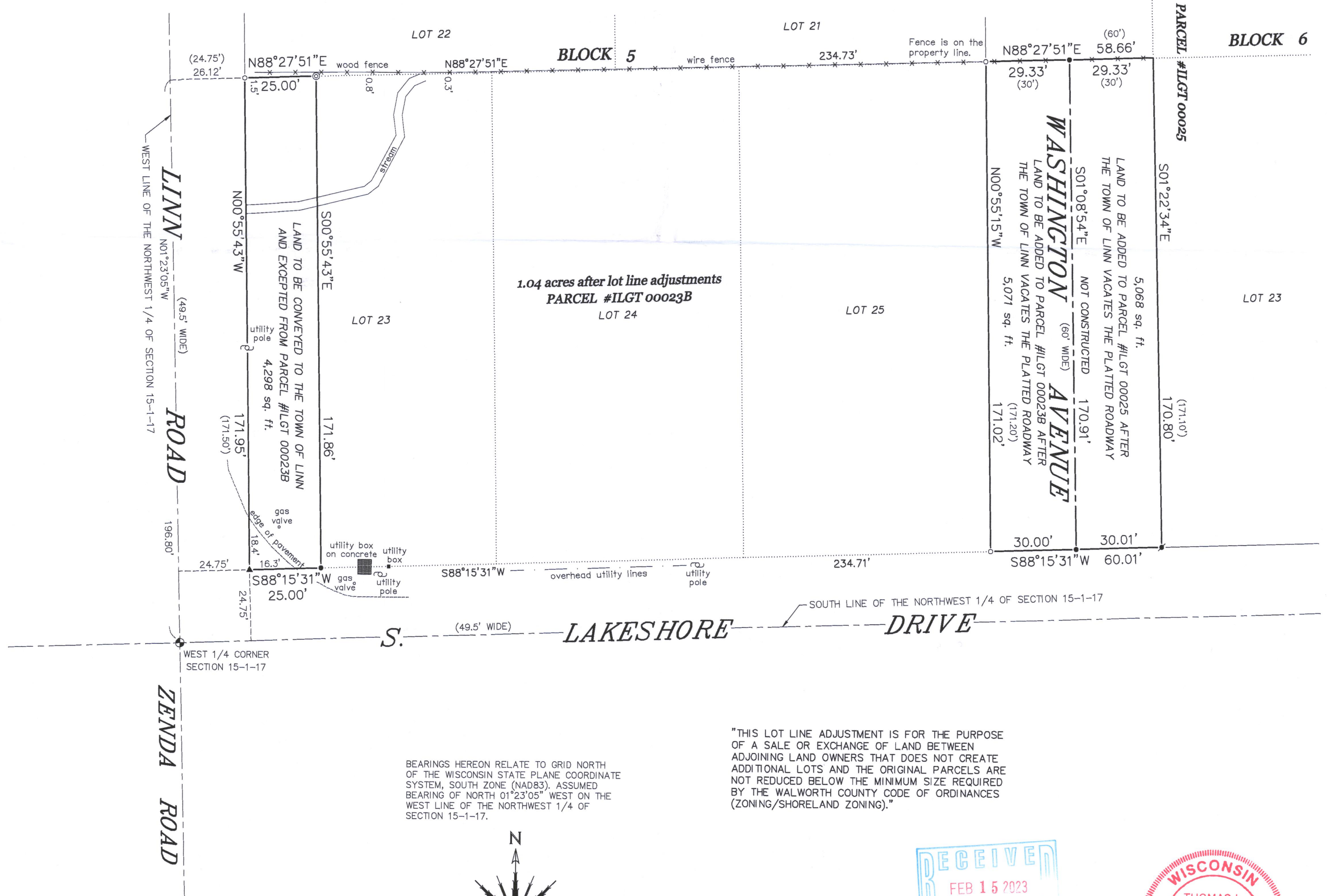
LEGAL DESCRIPTION FOR LAND TO BE ADDED TO PARCEL #ILGT 00023B AFTER VACATED ROADWAY

A PARCEL OF LAND BEING PART OF WASHINGTON AVENUE ADJACENT TO LOT 25 IN BLOCK 5 AND LOT 23 IN BLOCK 6 OF "LAKE GENEVA TERRACE", ACCORDING TO THE RECORDED PLAT THEREOF, AND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF LINN, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 01°23'05" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 196.80 FEET; THENCE NORTH 88°27'51" EAST 26.12 FEET TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE NORTHWEST CORNER OF LOT 23 IN BLOCK 5 OF SAID LAKE GENEVA TERRACE; THENCE CONTINUE NORTH 88°27'51" EAST, ALONG THE NORTH LINE OF LOTS 23 THROUGH 25 IN SAID BLOCK 5, 259.73 FEET (RECORDED AS 260 FEET) TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 25 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 88°27'51" EAST 29.33 FEET; THENCE SOUTH 01°08'54" EAST 170.91 FEET; THENCE SOUTH 88°15'31" WEST 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 00°55'15" WEST, ALONG THE EAST LINE OF SAID LOT 25, 171.02 FEET (RECORDED AS 171.20 FEET) TO THE POINT OF BEGINNING.

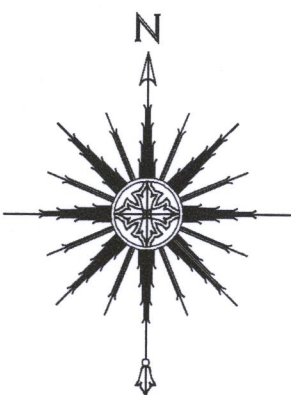
LEGAL DESCRIPTION FOR LAND TO BE ADDED TO PARCEL #ILGT 00025 AFTER VACATED ROADWAY

A PARCEL OF LAND BEING PART OF WASHINGTON AVENUE ADJACENT TO LOT 25 IN BLOCK 5 AND LOT 23 IN BLOCK 6 OF "LAKE GENEVA TERRACE", ACCORDING TO THE RECORDED PLAT THEREOF, AND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF LINN, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 01°23'05" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 196.80 FEET; THENCE NORTH 88°27'51" EAST 26.12 FEET TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE NORTHWEST CORNER OF LOT 23 IN BLOCK 5 OF SAID LAKE GENEVA TERRACE; THENCE CONTINUE NORTH 88°27'51" EAST, ALONG THE NORTH LINE OF LOTS 23 THROUGH 25 IN SAID BLOCK 5, 259.73 FEET (RECORDED AS 260 FEET) TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 25 IN BLOCK 5; THENCE CONTINUE NORTH 88°27'51" EAST 29.33 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 88°27'51" EAST 29.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 23 IN BLOCK 6; THENCE SOUTH 01°22'34" EAST, ALONG THE WEST LINE OF SAID LOT 23 IN BLOCK 6, 170.80 FEET (RECORDED AS 171.10 FEET) TO A 3/4" DIAMETER FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 23 IN BLOCK 6; THENCE SOUTH 88°15'31" WEST 30.01 FEET; THENCE NORTH 01°08'54" WEST 170.91 FEET TO THE POINT OF BEGINNING.

SURVEY FOR: TOWN OF LINN



BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). ASSUMED BEARING OF NORTH 01°23'05" WEST ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 15-1-17.



0 15' 30' 60'
SCALE: 1" = 30'

"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)."

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT 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 ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

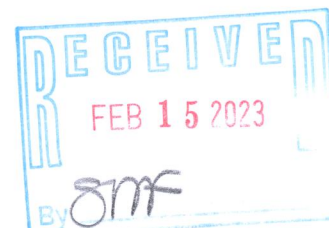
SATTER SURVEYING, LLC

LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

LEGEND

- FOUND 1-5/16" O.D. IRON PIPE
- ✕ FOUND 1" O.D. IRON PIPE
- ✕ FOUND 3/4" DIA. IRON ROD
- ▲ FOUND MASONRY NAIL
- SET 1-5/16" O.D. IRON PIPE
- ⊙ SET 1-5/8" O.D. IRON PIPE
- () RECORDED AS



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

DECEMBER 9, 2022
DATE

042106-D2
JOB NUMBER

ILGT-285B

117.475/