

PLAT OF SURVEY

ASSIGNED WEST LINE OF LOT 7
N 03°16'00" W PER RECORD PLAT

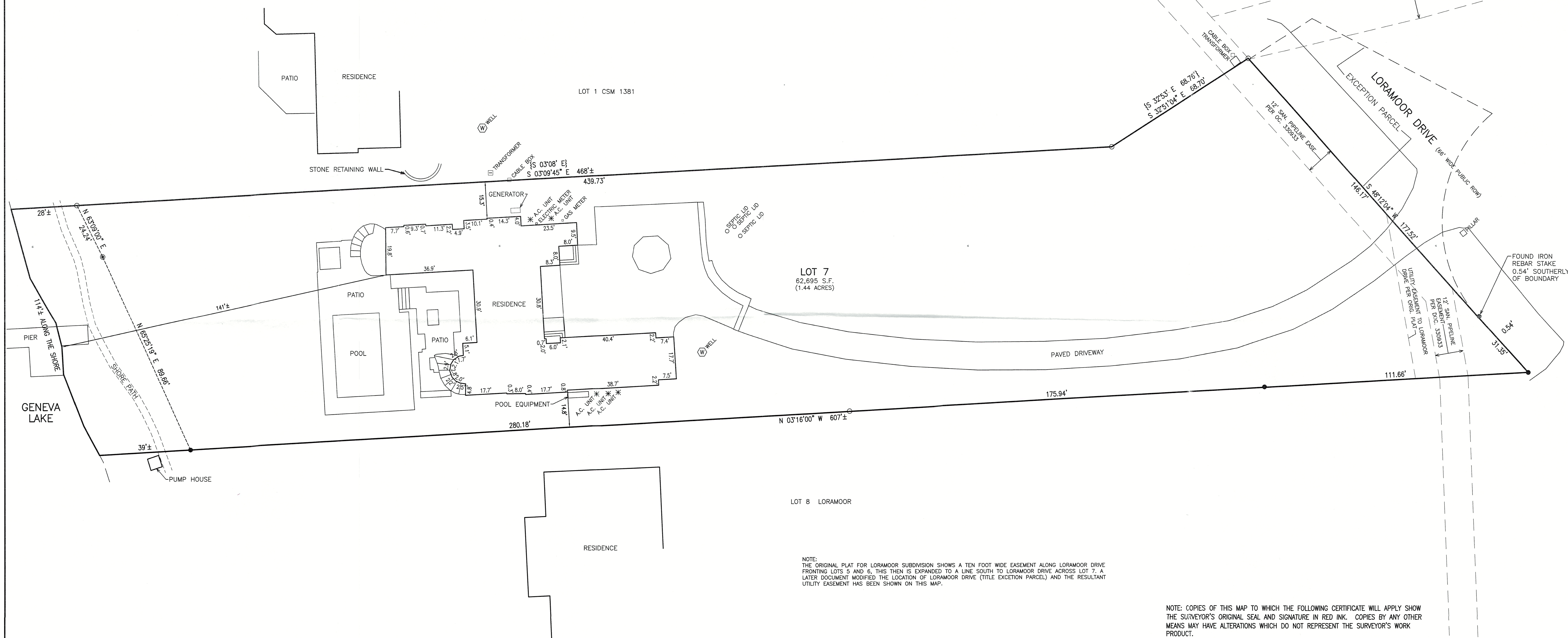
PARCEL 1: Lot 7 of Loramoor, a subdivision located in Section 11, Town 1 North, Range 17 East of the Fourth Principal Meridian, EXCEPTING THEREFROM that part of Lot 7 described as follows: Beginning at the Southeast corner of said Lot 7; thence Westerly 95.29 feet along the right of way of Loramoor Drive 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; thence 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 of 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

Address: N1909 Loramoor Drive Lake Geneva, WI 53147

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER WA-22305 DATED 5/4/2023



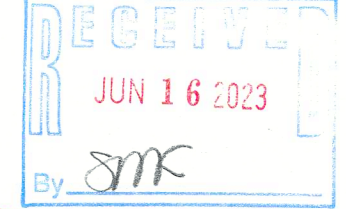
NOTE:
THE ORIGINAL PLAT FOR LORAMOOR SUBDIVISION SHOWS A TEN FOOT WIDE EASEMENT ALONG LORAMOOR DRIVE FRONTING LOTS 5 AND 6. THIS THEN IS EXPANDED TO A LINE SOUTH TO LORAMOOR DRIVE ACROSS LOT 7. A LATER DOCUMENT MODIFIED THE LOCATION OF LORAMOOR DRIVE (TITLE EXCEOTN PARCEL) AND THE RESULTANT UTILITY EASEMENT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

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.

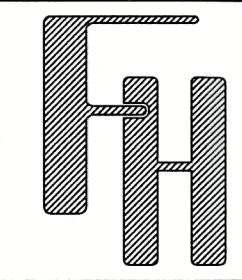
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, 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.

DATED: 5/17/2023

CHRISTOPHER A. HODGES
P.L.S. 2760



- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ⊙ = FOUND CONCRETE MONUMENT
 - {XXX} = RECORDED AS



PLAT OF SURVEY

N1909 LORAMOOR DRIVE, LAKE GENEVA, WISCONSIN

- WORK ORDERED BY -
GENEVA LAKEFRONT REALTY, LLC
323 BROAD STREET SUITE 101
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

PROJECT NO.
7516.23

DATE
05/17/2023

SHEET NO.
1 OF 1

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ILWL-7

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