

PLAT OF SURVEY – TITLE SURVEY
LOT 9 OF S.B. CHAPIN SUBDIVISION
LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 1 NORTH, RANGE 17 EAST,
TOWN OF LINN, WALWORTH COUNTY, WISCONSIN

GRID NORTH
EAST LINE OF LOT 9 OF S.B. CHAPIN SUBDIVISION
BEARS DUE SOUTH PER SURVEY
BY KENNETH B. ABERNATHY, JR.
DATED: SEPT. 24, 1993

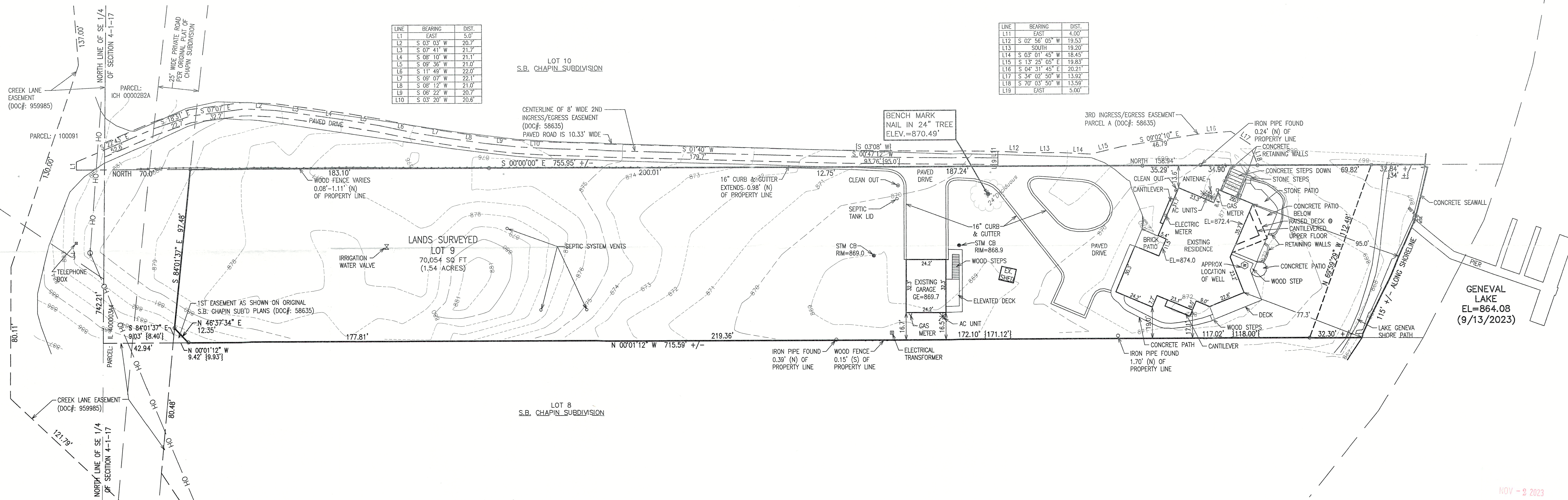
PARCEL A:
Lot 9 of the S. B. Chapin Subdivision, Town of Linn, Walworth County, Wisconsin, except therefrom the following described portion thereof: Beginning at the Northwest corner of said Lot 9; thence South along the West line of said Lot 9, 9.93 feet to an iron pipe; thence North 42 deg. 52' East 12.35 feet to an iron pipe located in the Northerly line of said Lot 9; thence Northwest along the Northerly line of said Lot 9, 8.40 feet to the place of beginning.

PARCEL B:
A non-exclusive easement for ingress and egress for the benefit of Parcel A created by Document Nos. 959985 and 990883.

Tax Key No. ICH 0000281

Address: W3873 Creek Lane Lake Geneva, WI 53147

LEGAL DESCRIPTION OF RECORD PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: WA-22644 DATED: AUGUST 10, 2023



SCHEDULE B, PART II EXCEPTIONS:

ITEMS 1-12 - NOT RELEVANT TO BE MAPPED

ITEM 13 - RESTRICTION ON USE OF PROPERTY TO BE MAINTAINED RESIDENTIAL; HENCE NOT MAPPED

ITEM 14 - LAKE GENEVA FOOT PATH; HENCE MAPPED

ITEM 15 - PUBLIC ROAD DOES NOT APPROACH LOT 9; HENCE NOT MAPPED

ITEM 16 - NOT RELEVANT TO BE MAPPED

ITEM 17 - DOC# 394515 IS A RESTRICTION DEFINING THE LIMITS OF LINN SANITARY DISTRICT ; HENCE NOT MAPPED

ITEM 18 - DOC# 58635 IS A JUDGMENT COVERING AN INGRESS/EGRESS EASEMENT FOR LOT 9 GOING THROUGH LOT 10. PART A (IN 3 PARTS) COVERS THE EASEMENTS. THE FIRST EASEMENT IS THE SAME AS SEEN IN DOC# 990883. SECOND EASEMENT FOLLOWING EXISTING DRIVEWAY IS MAPPED AS WRITTEN, LAST LEG ENDS WHERE IT IS SHOULD. THIRD EASEMENT MAPPED AS WRITTEN AND PLACED PER PLAT OF SURVEY BY ROBERT M BAERENWALD DATED APRIL 15, 1980 AND MATCHES IRON PIPES FOUND; HENCE MAPPED

ITEM 19 - DOC# 959985 IS A JUDGMENT RECORDED JANUARY 4, 2018, CREATING AN EASEMENT FOR THE CURRENTLY PAVED CREEK LANE; HENCE MAPPED

ITEM 20 - DOC# 990883 IS AN ACCESS EASEMENT AGREEMENT RECORDED JULY 19, 2019, STATING ALL HAVE ACCESS TO CREAK LANE, BUT NO PARTIES ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT CREATED IN DOC# 959985; HENCE NOT MAPPED

ITEMS 21-23 - NOT RELEVANT TO BE MAPPED

LEGEND

- = MONUMENT w/BRASS CAP
- = IRON PIPE FOUND 1 3/8" O.D.
- ⊕ = UTILITY POLE
- = UTILITY POLE GUY WIRE
- EL = FLOOR SPOT ELEVATION
- GE = GARAGE ELEVATION
- {xxx} = RECORDED AS
- — — = OVERHEAD UTILITY WIRES

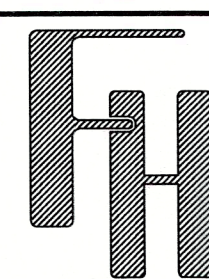
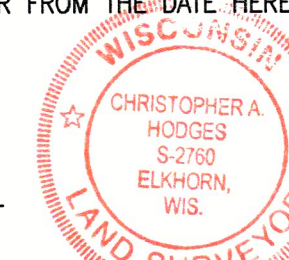
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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: 9/25/2023

CHRISTOPHER A. HODGES

P.L.S. 2760



PLAT OF SURVEY
TITLE SURVEY

W3873 CREEK LANE
LAKE GENEVA, WI 53147

— WORK ORDERED BY —
J. LAURENCE KIENLEN
2150 LILLIAN LANE
LISLE, IL 60532

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING

7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS

PROJECT NO.

10933

DATE

9/22/2023

SHEET NO.

1 OF 1

