

PLAT OF SURVEY

Survey No. 23.5128

**PROPERTY DESCRIPTION:** For a Lot Line Adjustment and the following described area of Land shall be added to Tax Key Number: ILVP 00026E1

Part of Lot 60, LAKE VIEW PARK, a Subdivision, being a part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin bound and described as follows;

Commencing at the Northwest corner of said Lot, said point is also the point of beginning of this description;

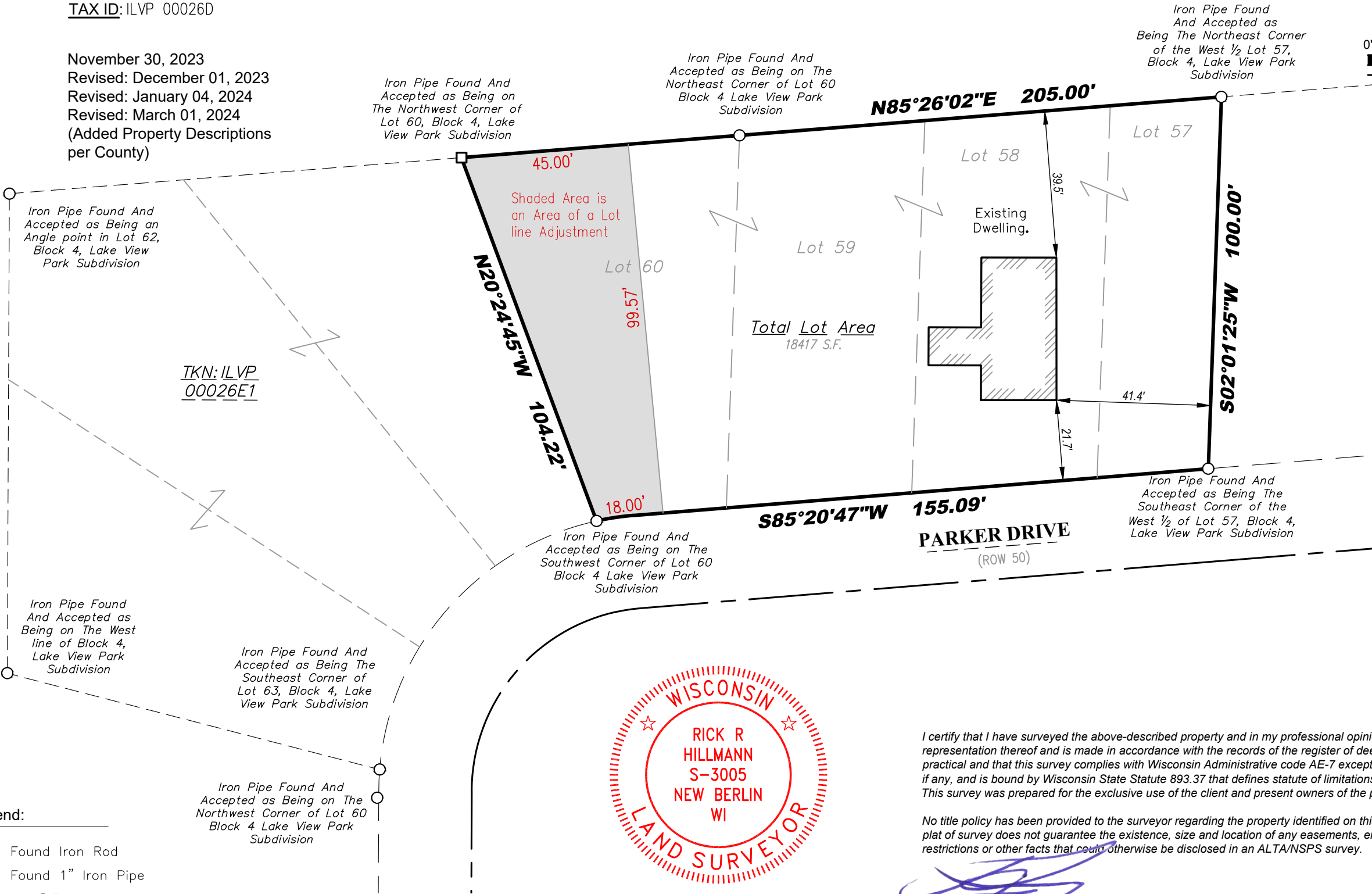
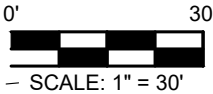
thence North 85°26'02" East on and along the North line of said Lot 45.00 feet; thence South 05°23'10" East, 99.57 feet to a point on the North line of Parker Drive; thence South 85°20'47" West on and along said North line, 7.99 feet to a point of curvature; thence along the Arc of a curve Southerly, whose Radius is 74.50 feet, whose Delta Angle is 07°41'47", whose chord bears South 81°29'54" West, 10.00 feet to the Southwest corner of said Lot; thence North 20°24'45" West on and along the West line of said lot, 104.22 feet to the Place of Beginning of this description.

Said described area contains 3,147 S.F. of land more or less.

**LOCATION:** W3823 Parker Drive Lake Geneva, WI 53147  
**PREPARED FOR:** Tim Tippit  
**PROPERTY DESCRIPTION:** Surveyed As The West half of Lot 57 and Lots 58, 59, and 60 all in Block Numbered Four (4) of Lake View Park, Lake Geneva, Walworth County, Wisconsin  
**CURRENT OWNER:** Braden A Nichols  
**TAX ID:** ILVP 00026D

November 30, 2023  
Revised: December 01, 2023  
Revised: January 04, 2024  
Revised: March 01, 2024  
(Added Property Descriptions per County)

SEE SHEET 2 OF 2 FOR  
PROPERTY DESCRIPTIONS  
AFTER THE LOT LINE  
ADJUSTMENT



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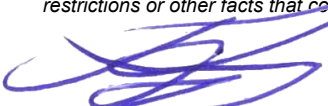
**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC  
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151  
440 MILWAUKEE AVENUE  
BURLINGTON, WI 53105  
(262) 402-5040

- Legend:
- Found Iron Rod
  - Found 1" Iron Pipe
  - Set ¾" Iron Rod



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

  
Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY:  
FIELD WORK BY:

PLAT OF SURVEY

Survey No. 23.5128

PROPERTY DESCRIPTION AFTER LOT LINE ADJUSTMENT FOR TAX ID No.: ILVP 00026D

The West half of Lot 57 and Lots 58, 59, and 60 all in Block 4, LAKE VIEW PARK, a Subdivision being a Part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin.

EXCEPTING: Part of Lot 60, LAKE VIEW PARK, a Subdivision, being a part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin bound and described as follows;

Commencing at the Northwest corner of said Lot, said point is also the point of beginning of this description;

thence North 85°26'02" East on and along the North line of said Lot 45.00 feet; thence South 05°23'10" East, 99.57 feet to a point on the North line of Parker Drive; thence South 85°20'47" West on and along said North line, 7.99 feet to a point of curvature; thence along the Arc of a curve 10.01 feet, whose Center lies Southerly, whose Radius is 74.50 feet, whose Delta Angle is 07°41'47", whose chord bears South 81°29'54" West, 10.00 feet to the Southwest corner of said Lot; thence North 20°24'45" West on and along the West line of said lot, 104.22 feet to the Place of Beginning of this description.

Said described area contains 15,270 S.F. or .3506 Acres of land more or less.

PROPERTY DESCRIPTION AFTER LOT LINE ADJUSTMENT FOR TAX ID No.: ILVP 00026E1

Lots 61, 62, and 63, LAKE VIEW PARK, a Subdivision being a Part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin.

ALSO INCLUDING: Part of Lot 60, LAKE VIEW PARK, a Subdivision, being a part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 1 North, Range 17 East, located in the Town of Linn, Walworth County, Wisconsin bound and described as follows;

Commencing at the Northwest corner of said Lot, said point is also the point of beginning of this description;

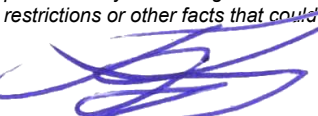
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Said described area contains 22,674 S.F. or 0.5205 Acres of land more or less.

March 01, 2024

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

  
Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY:  
FIELD WORK BY:



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