

Legal Description:

PARCEL 1: That part of Lot 1 in Bonnie Brae, a subdivision of parts of Sections 3 and 4, in the Town of Linn, County of Walworth, and State of Wisconsin (Township 1 North, Range 17 East) described as follows, to wit: Commencing at a point 5 feet South of a 3/4 inch iron pipe, being the shore line of Lake Geneva, and said point being 350 feet East of the west line of Lot 1; thence North in a straight line 1259 feet more or less to a 3/4 inch pipe, which pipe is located at the northern boundary of the right-of-way hereinafter described, and which point is located 350 feet East of a barre granite monument on the West line of Lot 1; thence West in a straight line 100 feet to a point which is 250 feet East of the same barre granite monument on the West line of said Lot 1; thence South 1285.2 feet, more or less, to a point on the shore of Lake Geneva located 250 feet East of the West line of Lot 1; thence East in the shore of Lake Geneva to the place of beginning.



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.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027



LYNCH & ASSOCIATES 5482 S. WESTRIDGE DRIVE NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE BURLINGTON, WI 53105 (262) 402-5040



Project No. 22.5027 Drawn By: SCO

Field Work: SCO 05-01-24

Pier Survey

Affetto Residence

Reeds Construction

N2201 Bonnie Brae Lane Lake Geneva, WI

LEGEND

- ☐ Found 5/8" Iron Bar
- O Found 1" Iron Pipe

Tax ID: IBB 00002