

July 1st, 2021

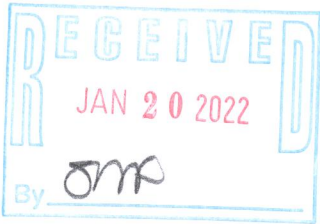
PLAT OF SURVEY

Survey No. 21-5070

LOCATION: 1714 South Shore Drive, Delavan, Wisconsin
OWNER/PREPARED FOR: Mark G. & Patricia A. Schneider
TAX ID: F D 2200061

LEGAL DESCRIPTION:

A parcel of land located in the Southeast 1/4 of Section 22, Township 2 North, Range 16 East, Town of Delavan, County of Walworth, State of Wisconsin, described as follows: Commencing at the Southeast corner of Lot 6 of Mereness Springs Subdivision; Thence Southeasterly on a line that is the prolongation of the Easterly line of said Lot 6, 50.10 feet to an iron pipe on the Southeasterly line of the public road; Thence N 66°25' E, 25 feet to the Place Of Beginning; Thence S 17°52' E 170.30 feet to an iron pipe; Thence S 79°31' E, 34.59 feet to the edge of the road; Thence Northeasterly along the edge of the road, 29.92 feet to a point; Thence N 31°44' W, 60 feet to an iron pipe; Thence Northwesterly on a line to a point on the edge of the public road that is located N 66°25' E, 24.61 feet from the Place Of Beginning; Thence S 66°25' W, 24.61 feet to the Place Of Beginning.



SOUTH SHORE DRIVE
50' R/W

S66°17'22"W
24.54'
(S66°25'W 24.61' R)

FND. 2" I.P.

LEGEND

- FOUND 3/4" IRON BAR
- FOUND 1" IRON PIPE
- (XX R) RECORDED AS
- SET 3/4" REBAR

ELECTRIC
METER

GAS METER

HOUSE

WELL

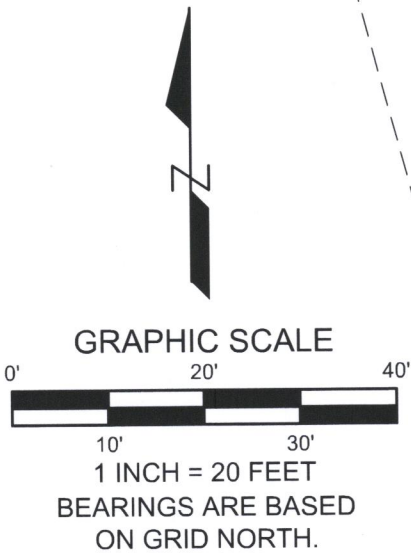
⊗ PUMP/FAUCET

SHED

SUNSET LANE
40' WIDE
PRIVATE DRIVE

EDGE OF GRAVEL

F D 2200061
6,992 S.F.
0.161 AC.



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



DRAWING BY:
FIELD WORK BY:

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

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.

Peter J. Nielson

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

FD 22-61

216-588