

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



440 MILWAUKEE AVENUE BURLINGTON, WI 53105

30' **SCALE** Project No. 22.5027

Drawn By: SCO

Pier Survey **Reeds Construction** 

N2201 Bonnie Brae Lane Lake Geneva, WI

## **LEGEND**

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

Tax ID: IBB 00002

## PLAT OF SURVEY

Survey No. 17.0029.BL8-34

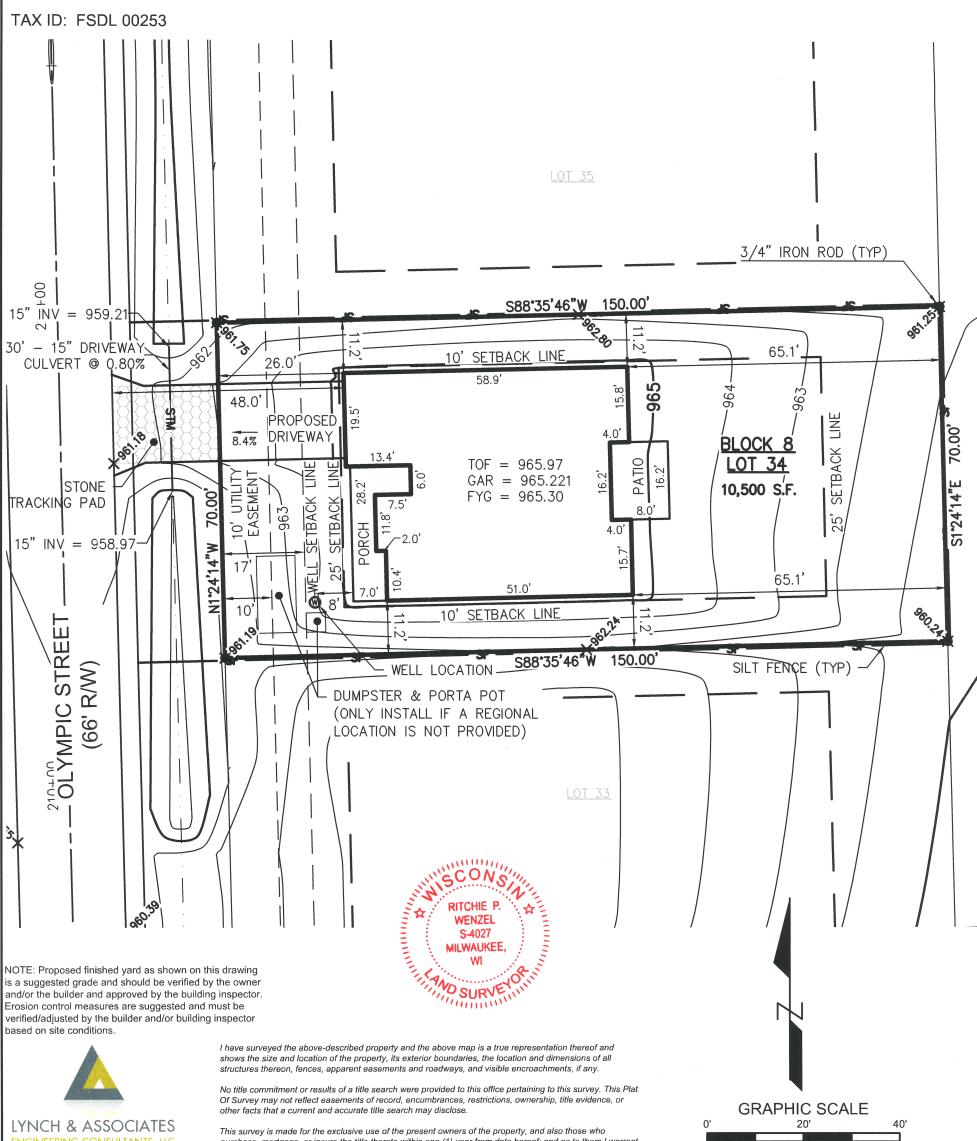
LOCATION: Town of Delavan, Wisconsin

PREPARED FOR: Shodeen Homes

## **LEGAL DESCRIPTION:**

Block 8 - Lot 34 of The Shores of Delavan Lake, a Subdivision of Outlots 1 and 2 of C.S.M. 4761, Lot 1 of C.S.M. 4668, Outlot 1 of Mound Road Estates, a Subdivision, and unplatted lands; located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, and the Southwest 1/4 of the Northeast 1/4, all in Section 15; Together with part of the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, and the Southwest 1/4 of the Northwest 1/4, all in Section 14; Together with part of Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 all in Section 14; Together with the Northwest 1/4 of the Southeast 1/4, and Northeast 1/4, of the Southeast 1/4 all in Section 15; Township 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin.

**CURRENT OWNER: Covington Court Apartments LLC** 



ENGINEERING CONSULTANTS, 110

5482 S. WESTRIDGE DRIVE NEW BERLIN, WI 53151 (262) 402-5040

440 MILWAUKEE AVENUE BURLINGTON, WI 53185 (262) 248-3697

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.

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1 INCH = 20 FEET BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 8 - LOT 34 OF THE SHORES OF DELEVAN LAKE, WHICH IS ASSUMED TO BEAR S 88°35'46" W