

NORTH 1/4 CORNER
SECTION 22-2-17

PLAT OF SURVEY -OF-

THAT PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID 1/4 SECTION 1320.35 FEET SOUTH 00°23'50" WEST OF THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 88°12'30" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID 1/4 SECTION, 250.59 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE SOUTH 88°12'30" EAST, 379.73 FEET TO A POINT; THENCE SOUTH 25°38'54" WEST, 692.54 FEET TO A POINT IN A CURVED LINE; THENCE NORTHWESTERLY ALONG A CURVED LINE (HAVING A RADIUS OF 260.00 FEET WITH ITS CENTER TO THE SOUTHWEST AND A CHORD 57.96 FEET IN LENGTH WHICH BEARS NORTH 70°45'03.5" WEST), AN ARC DISTANCE OF 58.08 FEET TO A POINT OF COMPOUND CURVE; THENCE WESTERLY ALONG A CURVED LINE (HAVING A RADIUS OF 1788.86 FEET WITH ITS CENTER TO THE SOUTHWEST AND A CHORD 274.83 FEET IN LENGTH WHICH BEARS NORTH 81°33'22" WEST), AN ARC DISTANCE OF 275.10 FEET TO A POINT; THENCE NORTH 23°10'02" EAST, 627.29 FEET TO THE POINT OF BEGINNING. CONTAINING THEREIN 5.033 ACRES OF LAND.

ALSO KNOWN AS PARCEL 6 OF "ROYAL GLEN WOODLANDS" UNRECORDED SUBDIVISION.

SURVEY FOR: ADAM LAW OF RE/MAX GENEVA REALTY
SURVEY ADDRESS: N3566 WOODLAND DRIVE, LAKE GENEVA, WI 53147

FOUND IRON PIPE IS 2.1' N84°36'E OF ACTUAL CORNER. CORNER LANDS IN THE SOUTHERLY EDGE OF A CREEK BED. AN IRON PIPE WAS NOT SET AT THE ACTUAL CORNER DUE TO THE INSTABILITY OF THE GROUND IN THE CREEK BED.

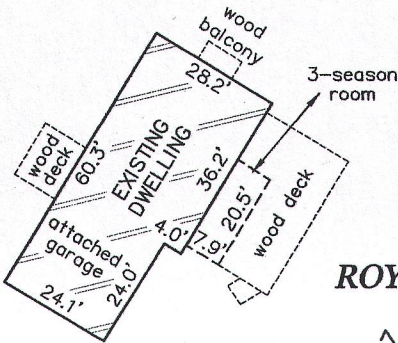
NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

1320.35'
WEST LINE OF THE NORTHEAST 1/4 OF SECTION 22-2-17
(S00°23'50"W)

(S88°12'30"E) 250.59'
(S88°09'38"E) 379.73'
(N. LINE OF THE S. 1/2 OF THE NE 1/4 OF SECTION 22-2-17)

DWELLING DETAIL

SCALE: 1" = 40'



ROYAL GLEN WOODLANDS UNRECORDED SUBDIVISION

PARCEL 6
5.033 acres including right-of-way
4.78 acres excluding right-of-way

Area = 5.0333 Acres
Area = 4.7804 Acres

CURVE DATA

C1

RADIUS = 1821.86'
CENTRAL ANGLE = 08°27'11" (08°27'06")
CHORD = 268.54' (268.50')
CHORD BEARING = N81°16'57"W (N81°22'35"W)

C2

RADIUS = 293.00'
CENTRAL ANGLE = 12°48'57" (12°47'55")
CHORD = 65.40' (65.31')
CHORD BEARING = N71°09'07"W

C3

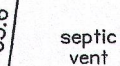
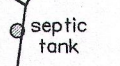
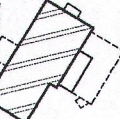
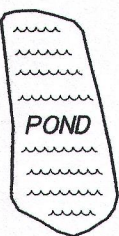
RADIUS = 260.00'
CENTRAL ANGLE = 12°47'50" (12°47'55")
CHORD = 57.96'
CHORD BEARING = N71°11'33"W (N70°45'03.5"W)

C4

RADIUS = 1788.86'
CENTRAL ANGLE = 08°48'56" (08°48'40")
CHORD = 274.96' (274.83')
CHORD BEARING = N81°27'32"W (N81°33'22"W)

SCALE: 1" = 10' utility transformer boxes

EXISTING DWELLING (SEE DETAIL)



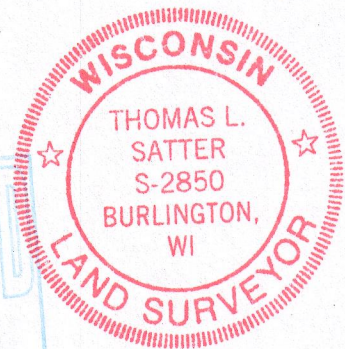
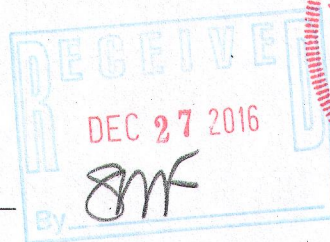
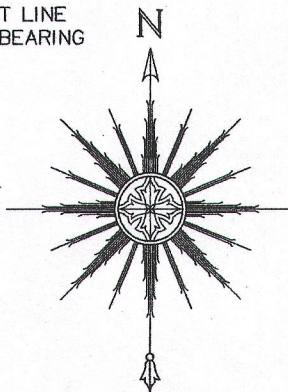
S25°38'54"W

WOODLAND DRIVE
275.22' (275.10')
C2 (65.45')
C3 (65.54')
C4 (58.08')

LEGEND

- o FOUND 1-5/16" O.D. IRON PIPE
- () RECORDED AS

BEARINGS HEREON RELATE TO THE EAST LINE OF THE SUBJECT PROPERTY. ASSUMED BEARING OF SOUTH 25°38'54" WEST AS DEEDED.



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Thomas L. Satter

THOMAS L. SATTER S-2850

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262-661-4239

0 50' 100' 200'
SCALE: 1" = 100'

DECEMBER 15, 2016
DATE

121603
JOB NUMBER

JRG-6

217-4258