

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.

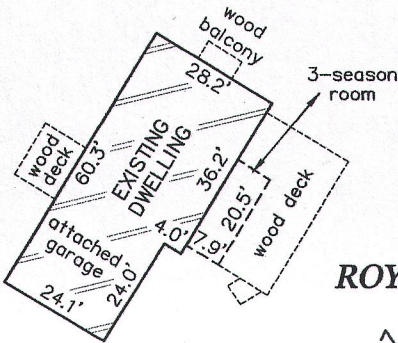
SURVEY FOR: ADAM LAW OF RE/MAX GENEVA REALTY
SURVEY ADDRESS: N3566 WOODLAND DRIVE, LAKE GENEVA, WI 53147

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.

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

NOTE: HEAVY SNOW COVER AT THE TIME OF THIS SURVEY MADE IT NEARLY IMPOSSIBLE TO ASCERTAIN THE PERIMETER OF GROUND LEVEL SURFACES SUCH AS THE DRIVEWAY.

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)

LEGEND

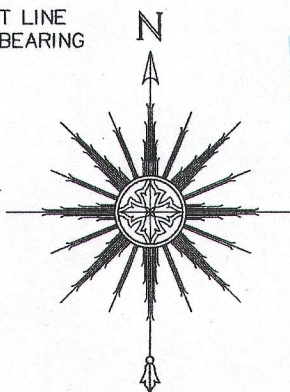
- FOUND 1-5/16" O.D. IRON PIPE
- () RECORDED AS

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

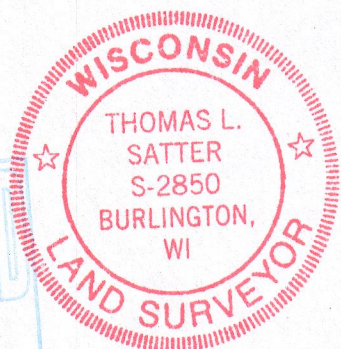
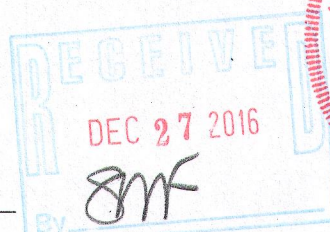
"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239



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



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

Thomas L. Satter
THOMAS L. SATTER S-2850

DECEMBER 15, 2016
DATE

121603
JOB NUMBER

JRG-6

217-4258