

LOT LINE ADJUSTMENT

NW CORNER OF LOT 1
OF DUN-ROMIN ACRES

LEGAL DESCRIPTION:

LOT 6 AND LOT 7, DUN-ROMIN ACRES, BEING LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A: LOT 6 AND A PORTION OF LOT 7 OF DUN-ROMIN ACRES. SAID PORTION OF LOT 7 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF DUN-ROMIN ACRES; THENCE S01°25'14"E ALONG THE EAST RIGHT-OF-WAY LINE OF MOBILE STREET, 375.15' TO THE NORTHWEST CORNER OF LOT 6; THENCE CONTINUING S01°25'14"E ALONG SAID EAST RIGHT-OF-WAY LINE, 90.04' TO THE NORTHWEST CORNER OF LOT 7 AND THE POINT OF BEGINNING; THENCE N78°16'27"E, ALONG THE NORTH PROPERTY LINE OF LOT 7, A DISTANCE OF 163.67' TO THE NORTHEAST CORNER OF LOT 7; THENCE S00°52'18"E, ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 3.40'; THENCE S74°57'07"W, 109.32'; THENCE S79°10'53"W, 55.47' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MOBILE STREET; THENCE N01°37'10"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 8.94' TO THE POINT OF BEGINNING. SAID PAREL A CONTAINING 13,276.14 SQUARE FEET, OR 0.30 ACRES.

PARCEL B: LOT 7 OF DUN-ROMIN ACRES SUBDIVISION EXCLUDING THEREFROM THAT PORTION OF LOT 7 AS DESCRIBED ABOVE IN PARCEL A. SAID REMAINDER OF LOT 7 CONTAINING 18,603.10 SQUARE FEET, OR 0.43 ACRES.

SAID DUN-ROMIN ACRES BEING A SUBDIVISION DULY RECORDED IN THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, ON THE 4TH DAY OF NOVEMBER, 1962 IN VOLUME 14 OF PLATS, PAGE 46, AND AS DOCUMENT NUMBER P544460.

LEGEND

EXISTING BUILDING

EXISTING ASPHALT

EXISTING DECK

EXISTING CONCRETE

RECORDED AS

EXISTING TREE

EXISTING STEEL FENCE

EXISTING WOOD FENCE

EXISTING OVERHEAD UTILITY

UTILITY POLE

FOUND 2" IRON PIPE

FOUND 1.5" IRON PIPE

FOUND 1" IRON PIPE

SET 1" I.D. IRON PIPE

18", 1.13#/L.F.

UNPLATTED LANDS

TAX KEY NO. ZYUP 00148

PARCEL A

TAX KEY NO. ZDA 00006

PARCEL B

TAX KEY NO. ZDA 00007

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TAX KEY NO. ZDA 00007

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
NAD-83, SOUTH ZONE.

THE WEST RIGHT OF WAY LINE OF LOT 6 OF DUN-ROMIN ACRES IS
ASSUMED TO BEAR S01°25'14"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
JAY CARLY

PROPERTY ADDRESS:
1065 MOBILE STREET
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
NOVEMBER 8, 2024

SURVEYOR:
MICHAEL J. MARTIN, PLS



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY
AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR
BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES,
APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

m.j. Martin
MICHAEL J. MARTIN, PLS #2307
DATE: 12-9-24



CARDINAL
PLAN | SURVEY | ENGINEER
526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 11 / 15 / 2024
JOB No. 24304
SHEET 1 OF 1
SEM

REVISED: 12 / 9 / 2024



SCALE: 1" = 20'
SHEET SIZE: 11 x 17

PARCEL LINES

LINE NUMBER	LENGTH (FT)	DIRECTION
L1	3.40	S00° 52' 18"E
L2	8.94	N01° 37' 10"W

R=25.00' L=39.56'
Ch=N46°56'11"W 35.56'
(R=25 Ch=N46°40'59"W 35.56')