

August 22, 2025

**PLAT OF SURVEY
FOR
LOT LINE ADJUSTMENT**

Survey No. 23.0022 - LLA

PARCEL A:

BEING PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 87°22'06" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION; 1334.20 FEET; THENCE NORTH 00°58'43" WEST, 238.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°58'43" WEST, 10.00 FEET; THENCE NORTH 87°18'02" EAST, 220.65 FEET ALONG THE SOUTH LINE OF LOT 4 OF DODGE SUBDIVISION; THENCE SOUTH 00°03'23" WEST, 10.01 FEET; THENCE SOUTH 87°18'02" WEST, PARALLEL TO THE SOUTH LINE OF LOT 4 OF DODGE SUBDIVISION, 220.47 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 24.75 FEET FOR ROAD PURPOSES, (COLLIE STREET). CONTAINING 2,205 SQUARE FEET OF LAND MORE OR LESS.

PARCEL B:

BEING PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 87°22'06" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION; 1334.20 FEET; THENCE NORTH 00°58'43" WEST, 134.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°58'43" WEST, 103.75 FEET; THENCE NORTH 87°18'02" EAST, 102.50 FEET; THENCE SOUTH 00°07'50" EAST, 104.15 FEET; THENCE SOUTH 87°29'48" WEST, 100.92 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 24.75 FEET FOR ROAD PURPOSES, (COLLIE STREET). CONTAINING 0.24 ACRES OF LAND MORE OR LESS.

PARCEL C:

BEING PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 87°22'06" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION; 1334.20 FEET; THENCE NORTH 00°58'43" WEST, 134.88 FEET; THENCE NORTH 87°29'48" EAST, 100.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°29'48" EAST, 117.61 FEET; THENCE SOUTH 00°03'23" WEST, 107.87 FEET A POINT ON THE NORTHERLY LINE OF CONGRESS STREET; THENCE SOUTH 87°39'10" WEST, 117.24 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 00°07'50" WEST, 107.53 FEET TO THE POINT OF BEGINNING. CONTAINING 0.29 ACRES OF LAND MORE OR LESS.

"This lot line adjustment is for the purpose of a sale or exchange of land between adjoining land owners that does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Code of Ordinances (Zoning/Shoreland Zoning)."

BEARINGS HEREON RELATE TO WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD 83; ASSUMED BEARING NORTH 87°39'10" EAST ALONG THE NORTH LINE OF CONGRESS STREET.



I certify that I have surveyed the above-described property and in my professional opinion this map is a correct representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027

P:\Projects\2023\23.0022 - Camp, Carolyn - 4 Parcels (CAD) (Design)\23.0022_S - LLA.dwg