

Revised: January 26, 2026  
 Revised: July 21, 2025  
 Revised: May 23, 2025  
 May 14, 2025

# PLAT OF SURVEY (FOR LOT LINE ADJUSTMENT)

Survey No. 23.0023  
 PAGE 1 OF 2

LOCATION: WILLIAMS BAY, WISCONSIN

PREPARED FOR: CANYON DEVELOPMENT

CURRENT OWNER: SG2 INVESTMENTS LLC

TAX ID: WHA00001-00006

## EXISTING LEGAL DESCRIPTIONS:

PARCEL NO. WHA 00001  
 LOT 1, 2 AND 3 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT,  
 LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

PARCEL NO. WHA 00002  
 LOT 4 AND 5 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT,  
 LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

PARCEL NO. WHA 00003  
 LOT 7 AND 6 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT,  
 LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

PARCEL NO. WHA 00004  
 LOT 8 AND 9 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT,  
 LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

PARCEL NO. WHA 00005  
 LOT 10 AND 11 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT,  
 LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

PARCEL NO. WHA 00006  
 LOT 12, 13 AND 14 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT,  
 LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

(SEE PAGE 2 FOR LEGAL DESCRIPTIONS OF LANDS TO BE TRANSFERRED AND PROPOSED LEGAL DESCRIPTIONS)

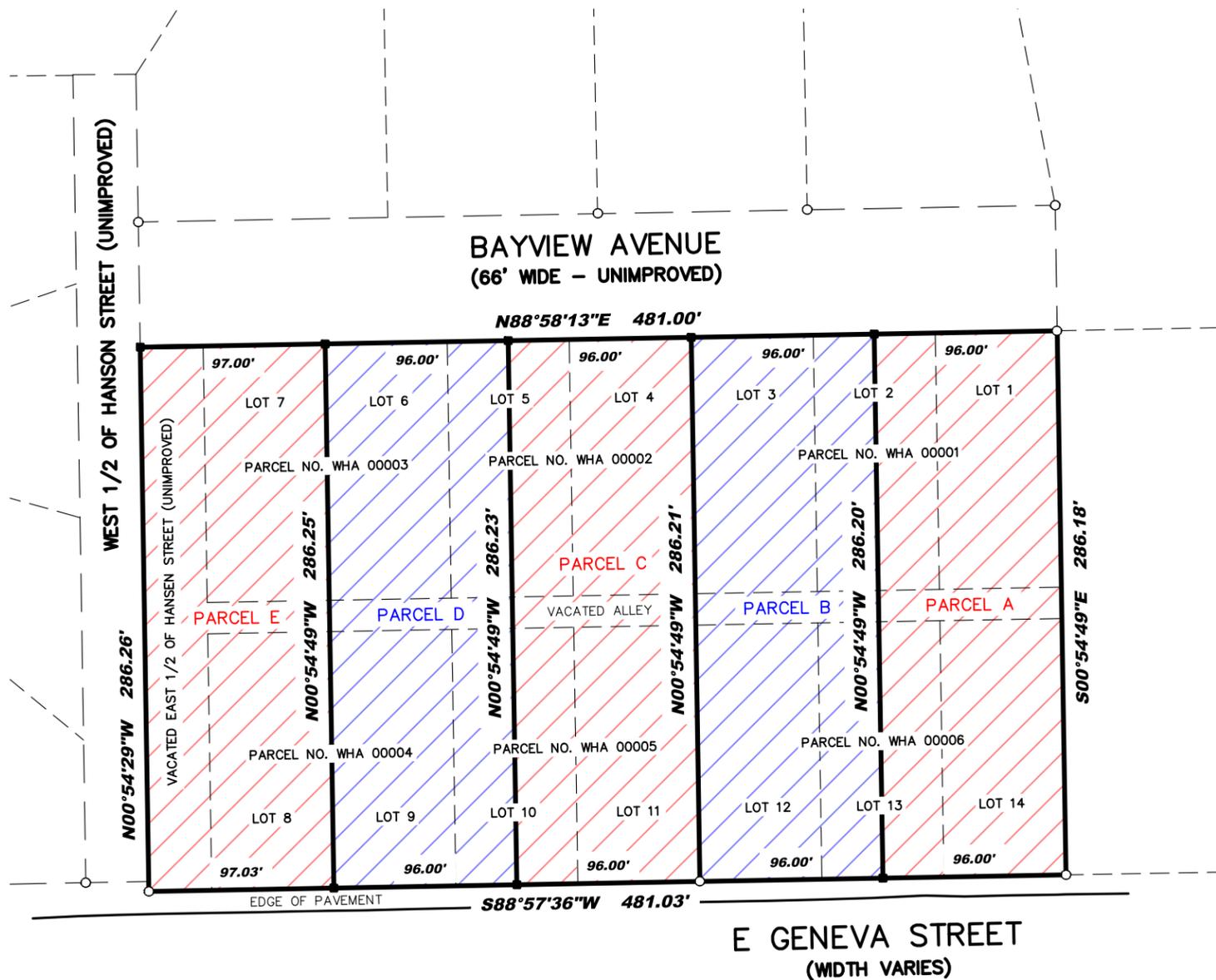
### Legend:

- Found Iron Rod
- Found 1" Iron Pipe
- Set Iron Rod



SCALE: 1" = 80'

BEARINGS HEREON RELATE TO  
 WISCONSIN STATE PLANE  
 COORDINATE SYSTEM, SOUTH ZONE.



"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)."

*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.*



**LYNCH & ASSOCIATES**  
 ENGINEERING CONSULTANTS, LLC  
 5000 S. TOWNE DRIVE, SUITE 160  
 NEW BERLIN, WI 53151  
 440 MILWAUKEE AVENUE  
 BURLINGTON, WI 53105  
 (262) 402-5040

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

FIELD WORK  
 COMPLETION DATE:  
 05/12/2025

P:\Shared\2023\23.0023 - Canyon Development - WB Residential - 6 Parcels - WHA-00001 - 00006\CAD\Design\23.0023 S.LLA.dwg

# PLAT OF SURVEY (FOR LOT LINE ADJUSTMENT)

## LANDS TO BE TRANSFERRED:

### LANDS TO BE TRANSFERRED TO LOT 1:

THE NORTH 135 FEET OF LOT 14, THE EAST 32 FEET OF LOT 2, AND THE EAST 32 FEET OF LOT 13 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN. ALSO, THAT PART OF VACATED LANDS IN HANSON'S ADDITION TO WILLIAMS BAY, DESCRIBED AS FOLLOWS: THAT PART OF VACATED ALLEY LYING NORTH OF LOT 14 AND NORTH OF THE EAST 32 FEET OF LOT 13.

### LANDS TO BE TRANSFERRED TO LOT 3:

THE NORTH 135 FEET OF LOT 12, LOT 2 EXCEPT THE EAST 32 FEET OF LOT 2, AND LOT 13 EXCEPT THE EAST 32 FEET OF LOT 13 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN. ALSO, THAT PART OF VACATED LANDS IN HANSON'S ADDITION TO WILLIAMS BAY, DESCRIBED AS FOLLOWS: THAT PART OF VACATED ALLEY LYING NORTH OF LOT 12 AND NORTH OF LOT 13 EXCEPT THE EAST 32 FEET.

### LANDS TO BE TRANSFERRED TO LOT 4:

THE NORTH 135 FEET OF LOT 11, THE EAST 32 FEET OF LOT 10, AND THE EAST 32 FEET OF LOT 5 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN. ALSO, THAT PART OF VACATED LANDS IN HANSON'S ADDITION TO WILLIAMS BAY, DESCRIBED AS FOLLOWS: THAT PART OF VACATED ALLEY LYING NORTH OF LOT 11 AND NORTH OF THE EAST 32 FEET OF LOT 10.

### LANDS TO BE TRANSFERRED TO LOT 6:

THE NORTH 135 FEET OF LOT 9, LOT 10 EXCEPT THE EAST 32 FEET AND LOT 5 EXCEPT THE EAST 32 FEET OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN. ALSO, THAT PART OF VACATED LANDS IN HANSON'S ADDITION TO WILLIAMS BAY, DESCRIBED AS FOLLOWS: THAT PART OF VACATED ALLEY LYING NORTH OF LOT 9 AND NORTH OF LOT 10 EXCEPT THE EAST 32 FEET.

### LANDS TO BE TRANSFERRED TO LOT 7:

THE NORTH 135 FEET OF LOT 8 OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN. ALSO, THAT PART OF VACATED LANDS IN HANSON'S ADDITION TO WILLIAMS BAY, DESCRIBED AS FOLLOWS: THAT PART OF VACATED ALLEY LYING NORTH OF LOT 8, AND THE EAST 33 FEET OF HANSON STREET FROM THE NORTH LINE OF EAST GENEVA STREET TO THE SOUTH LINE OF BAYVIEW AVE.

## PROPOSED LEGAL DESCRIPTIONS:

### PARCEL A:

LOTS 1, 14, THE EAST 32 FEET OF LOT 2, THE EAST 32 FEET OF LOT 13, AND THAT PART OF THE VACATED ALLEY LYING NORTH OF LOT 14 AND NORTH OF THE EAST 32 FEET OF LOT 13, ALL IN HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

### PARCEL B:

LOTS 3, 12, LOT 2 EXCEPT THE EAST 32 FEET OF LOT 2, LOT 13 EXCEPT THE EAST 32 FEET OF LOT 13, AND THAT PART OF THE VACATED ALLEY LYING NORTH OF LOT 12 AND NORTH OF LOT 13 EXCEPT THE EAST 32 FEET, ALL IN HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

### PARCEL C:

LOTS 4, 11, THE EAST 32 FEET OF LOT 5, THE EAST 32 FEET OF LOT 10, AND THAT PART OF THE VACATED ALLEY LYING NORTH OF LOT 11 AND NORTH OF THE EAST 32 FEET OF LOT 10, ALL IN HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

### PARCEL D:

LOTS 6, 9, LOT 5 EXCEPT THE EAST 32 FEET OF LOT 5, LOT 10 EXCEPT THE EAST 32 FEET OF LOT 10, AND THAT PART OF THE VACATED ALLEY LYING NORTH OF LOT 9 AND NORTH OF LOT 10 EXCEPT THE EAST 32 FEET, ALL IN HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

### PARCEL E:

LOTS 7, 8, THAT PART OF THE VACATED ALLEY LYING NORTH OF LOT 8 AND THE EAST 33 FEET OF HANSON STREET FROM THE NORTH LINE OF EAST GENEVA STREET TO THE SOUTH LINE OF BAYVIEW AVENUE, ALL IN HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, LOCATED IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, STATE OF WISCONSIN.

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



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