

PLAT OF SURVEY (FOR PROPOSED LOT LINE ADJUSTMENT)

WEST 1/4 CORNER
SEC. 25-T1N-R16E

S89°59'44"E 441.08'
NORTH LINE OF THE SOUTHWEST
1/4 OF SEC. 25-T1N-R16E

N89°59'44"W 441.06'

230.03'

211.03'

LOCATION: Lakeville Road, Town of Walworth, Wisconsin

PREPARED FOR: Dave Patzelt - Shodeen Group

CURRENT OWNER: SHODEEN FAMILY PROPERTY CO LLC

EXISTING PROPERTY DESCRIPTION (TX ID EA287800001):

Lot 1 of Certified Survey Map No. 2878, located in the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 1 North, Range 16 East, Walworth County, Wisconsin.

EXISTING PROPERTY DESCRIPTION (TX ID EW2500007C):

A parcel of land located in the Southwest 1/4 of Section 25, T1N, R16E, Walworth County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 25, thence N 89°59'30" E 440.65 feet; thence N 00°01'26" E 498.26 feet to the place of beginning; thence continue N 00°01'26" E 2147.11 feet; thence S 89°58'56" E 441.05 feet; thence S 00°01'58" W 2146.91 feet; thence S 89°59'30" W 440.73 feet to the place of beginning.

PROPERTY DESCRIPTION OF LANDS BEING TRANSFERRED FROM EA287800001 TO EW2500007C:

That part of Lot 1 of Certified Survey Map No. 2878, located in the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 1 North, Range 16 East, Walworth County, Wisconsin, described as follows: Commencing at the Southwest corner of Section 25, Township 1 North, Range 16 East; thence N 89°58'25" E, (Recorded as N 89°59'30" E), 440.65 feet to the Southwest corner of said Lot 1 and the Point of Beginning; thence N 00°00'26" E, (Recorded as N 00°01'26" E), 498.26 feet, to the Northwest corner of said Lot 1; thence N 89°58'25" E, (Recorded as N 89°59'30" E), 290.71 feet; thence S 00°01'00" W, 498.26 feet to the South line of the Southwest 1/4; Thence S 89°58'25" W, (Recorded as S 89°59'30" W) 290.65 feet to the Southwest corner of said Lot 1 and Point of Beginning. Subject to the rights of the public over the Southerly 33 feet for road purposes. Said land contains 3.32 acres of land more or less.

PROPERTY DESCRIPTION OF LANDS BEING TRANSFERRED FROM EW2500007C TO EA287800001:

Being part of the Southwest 1/4 of Section 25, Township 1 North, Range 16 East of the Fourth Principle Meridian, Town of Walworth, County of Walworth, State of Wisconsin, described as follows: Commencing at the Southwest corner of said Southwest 1/4; thence N89°58'25"E, along the South line of said Southwest 1/4, 881.30 feet; thence N00°01'00"E, (Recorded as N00°01'58"E) along the Easterly line of Lot 1 Certified Survey Map No. 2878, 498.26 feet to the Northeast corner of said Lot 1 and the Point of Beginning; thence S 89°58'25" W, (Recorded as S 89°59'30" W), along the North line of said Lot 1, 107.05 feet; thence N 00°01'00" E, 155.24 feet; thence N 06°50'44" E, 479.91 feet; thence N 00°01'00" E, 820.34 feet; thence N 17°14'40" W, 42.70 feet; thence N 73°34'12" W, 154.67 feet; thence N 00°01'00" E, 610.58 feet, to a point on the North line of said Southwest 1/4; thence S 89°59'44" E, along said North line, 211.03 feet; thence S 00°01'00" W, 2147.12 feet to the Point of Beginning. Containing 5.33 acres of land more or less, 1.96 acres more or less currently below the approximate shoreline.

S00°00'26"W 2147.35'

1884.82'

Tax ID:
EW2500007C
-VACANT-

N00°01'00"E 820.34'

1663.06

S00°01'00"W 2147.12'

WEST LINE OF THE EAST 1/2 OF SW 1/4 OF SEC. 25-T1N-R16E

SOUTHWEST CORNER
SEC. 25-T1N-R16E

N89°58'25"E 440.65'

SOUTH LINE OF THE SOUTHWEST
1/4 OF SEC. 25-T1N-R16E

N89°58'25"E 440.65'
(N89°59'30"E)

LAKEVILLE ROAD
(66' R.O.W.)

BEARING HEREON RELATE TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25-1-16; ASSUMED BEARING NORTH 89°58'25" EAST.

SHORELINE IS FOR REFERENCE ONLY AS APPROXIMATED BY THE SURVEYOR ON 6/19/2024 PER s.236.025(2), Wis. Stats.

"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

"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)."

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

(N00°01'26"E)
N00°00'26"E 498.26'

N00°01'00"E 498.26'

N00°01'00"E 498.26'
(S00°01'58"W)

N00°01'00"E 155.24'
N89°58'25"E 42.94'
(N89°59'30"E 440.73')
N89°58'25"E 290.71'

N06°50'44"E 479.91'

S89°58'25"W 107.05'

LOT 1 C.S.M. NO. 2878

LANDS TO BE ADDED TO EW2500007C
INCL. ROW: 144,829 S.F. (3.32 AC)
EXCL. ROW: 135,238 S.F. (3.10 AC)

LANDS TO BE ADDED TO EA287800001
INCL. ROW: 74,735 S.F. (1.72 AC)
EXCL. ROW: 69,790 S.F. (1.60 AC)

Tax ID: EA287800001
-VACANT-

85,170 S.F. (1.96± AC) to shoreline

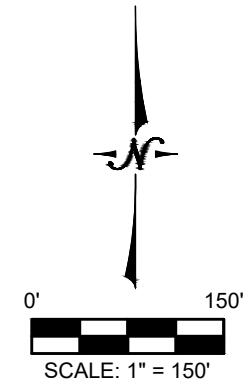
LAKE PETITE

LANDS TO BE ADDED TO EA287800001

C-4 ZONING AREA
5380 S.F. (0.12 AC)

A-2 ZONING AREA
186668 S.F. (2.58 AC) TO BE ADDED

C-1 ZONING AREA
29691 S.F. (0.68 AC)



- LEGEND:
- FOUND IRON ROD
 - FOUND IRON PIPE
 - SET IRON ROD
 - () RECORDED AS



I certify that I have surveyed the above-described property and in my professional opinion this map is a true 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
Ritchie P. Wenzel, Professional Land Surveyor, S-4027