

LEGAL DESCRIPTION  
VWP 00003  
PRIOR TO LOT LINE ADJUSTMENT

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE CENTERLINE OF UNITED STATES HIGHWAY "14", THAT IS 713.57 FEET, N 45DEG 00MIN W, OF THE S.E. CORNER OF OUTLOT #2 IN THE VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN; THENCE S 45DEG 00MIN W, AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY 253.00 FEET TO AN IRON STAKE; THENCE N 45DEG 00MIN W, PARALLEL WITH THE CENTERLINE OF SAID HIGHWAY 200 FEET TO AN IRON STAKE; THENCE S 45DEG 00MIN W, AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY 476.91 FEET TO AN IRON STAKE ON THE SOUTH LINE OF SAID OUTLOT #2; THENCE S 89DEG 21MIN W, ALONG THE SOUTH LINE OF SAID OUTLOT #2, 314.75 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT #2; THENCE N 00DEG 49MIN W, 517.25 FEET TO AN IRON STAKE IN THE WEST LINE OF SAID OUTLOT #2; THENCE N 44DEG 45MIN E, 594.31 FEET TO A POINT IN THE CENTERLINE OF SAID UNITED STATES HIGHWAY #14; THENCE S 45DEG 00MIN E, ALONG THE CENTERLINE OF SAID HIGHWAY 795.53 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION  
VWP 00004A  
PRIOR TO LOT LINE ADJUSTMENT

A parcel of land in Outlot 2 of the Village of Walworth, described as follows: Beginning at the most northwesterly corner of Dangerfield's property as described in warranty deed recorded in Volume 510 of Deeds at page 213, as Document No. 496307, Walworth County Records; thence Northeasterly along the centerline of U.S. Highway #14, 100 feet; thence Southwesterly perpendicular to centerline of U.S. Highway #14, 253 feet; thence Northwesterly parallel to centerline of U.S. Highway #14, 200 feet; thence Southwesterly perpendicular to centerline of U.S. Highway #14, to South line of said Outlot 2; thence Easterly along South line of Outlot 2 to most westerly point of Dangerfield property as described in the above-mentioned warranty deed; thence Northeasterly along Dangerfield's Northwesterly line to the place of beginning, except the southeasterly 85 feet thereof.

LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT PARCEL

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE CENTERLINE OF UNITED STATES HIGHWAY "14", THAT IS 713.57 FEET, N 45DEG 00MIN W, OF THE S.E. CORNER OF OUTLOT #2 IN THE VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN; THENCE S 45DEG 00MIN W, AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY 253.66 FEET TO AN IRON STAKE; THENCE N 45DEG 00MIN 45SEC W 199.81 FEET TO AN IRON STAKE; THENCE N 44DEG 59MIN 51SEC E, 253.56 FEET TO THE CENTERLINE OF SAID UNITED STATES HIGHWAY "14"; THENCE S 45DEG 02MIN 11SEC E, 202.46 FEET TO THE POINT OF BEGINNING. CONTAINING 1.17 ACRES OF LAND (1.02 ACRES EXCLUSIVE OF ROAD RIGHT OF WAY).

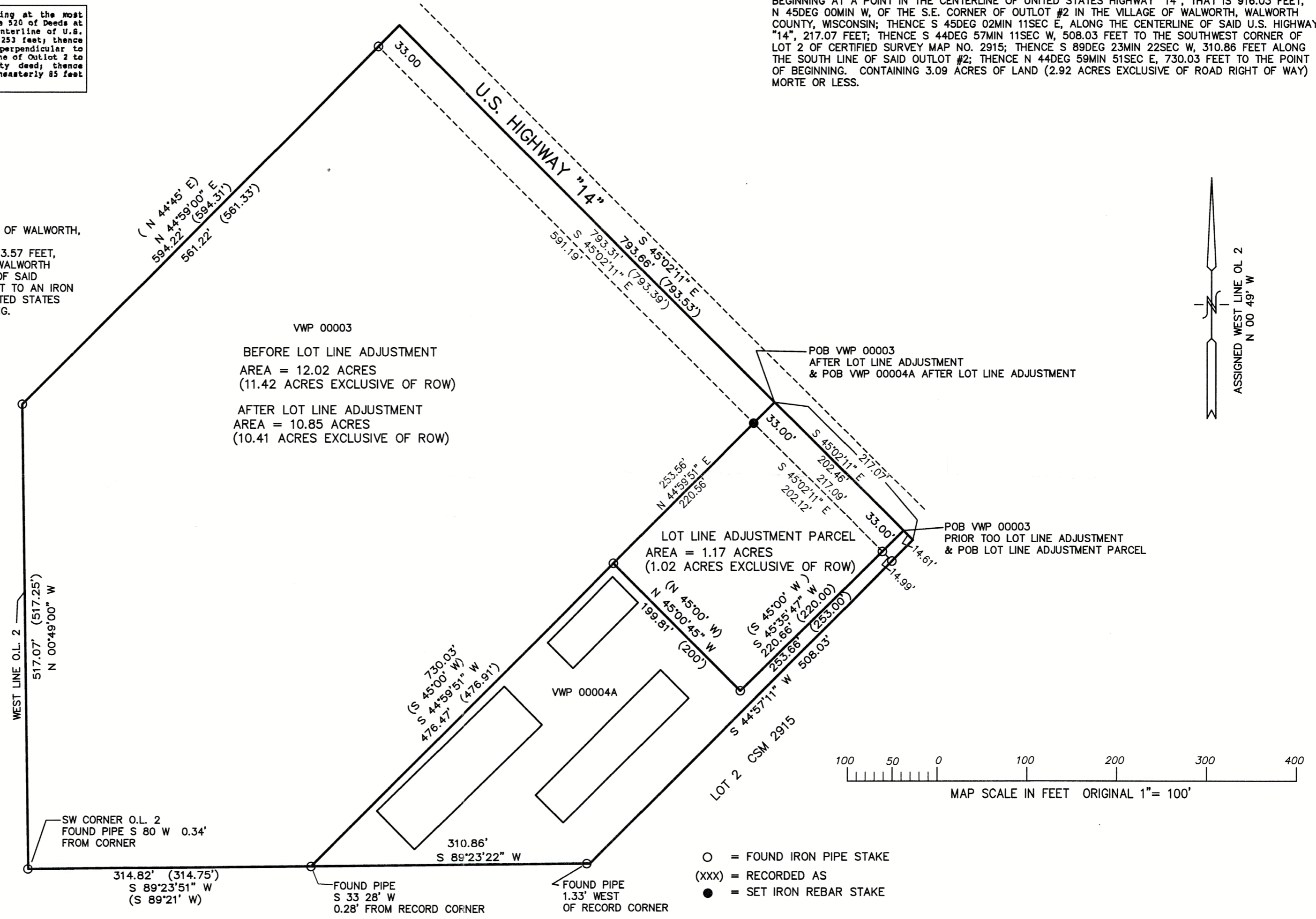
PLAT OF SURVEY  
PART OF OUTLOT 2 OF  
THE ASSESSORS PLAT FOR  
THE VILLAGE OF WALWORTH  
WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION  
VWP00003  
AFTER LOT LINE ADJUSTMENT

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE CENTERLINE OF UNITED STATES HIGHWAY "14", THAT IS 916.03 FEET, N 45DEG 00MIN W, OF THE S.E. CORNER OF OUTLOT #2 IN THE VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN; THENCE S 44DEG 59MIN 51SEC W, 730.03 FEET TO THE SOUTH LINE OF SAID OUTLOT 2; THENCE S 89DEG 23MIN 51SEC W, 314.82 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 2; THENCE N 00DEG 49MIN 00SEC W, ALONG THE WEST LINE OF SAID OUTLOT 2 TO AN IRON PIPE STAKE; THENCE N 44DEG 59MIN 00SEC E, 594.22 FEET TO THE CENTERLINE OF SAID U.S. HIGHWAY "14"; THENCE S 45DEG 02MIN 11SEC E, 591.20 FEET TO THE POINT OF BEGINNING. CONTAINING 10.85 ACRES OF LAND (10.41 ACRES EXCLUSIVE OF ROAD RIGHT OF WAY) MORE OR LESS.

LEGAL DESCRIPTION  
VWP 00004A  
AFTER LOT LINE ADJUSTMENT

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE CENTERLINE OF UNITED STATES HIGHWAY "14", THAT IS 916.03 FEET, N 45DEG 00MIN W, OF THE S.E. CORNER OF OUTLOT #2 IN THE VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN; THENCE S 45DEG 02MIN 11SEC E, ALONG THE CENTERLINE OF SAID U.S. HIGHWAY "14", 217.07 FEET; THENCE S 44DEG 57MIN 11SEC W, 508.03 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2915; THENCE S 89DEG 23MIN 22SEC W, 310.86 FEET ALONG THE SOUTH LINE OF SAID OUTLOT #2; THENCE N 44DEG 59MIN 51SEC E, 730.03 FEET TO THE POINT OF BEGINNING. CONTAINING 3.09 ACRES OF LAND (2.92 ACRES EXCLUSIVE OF ROAD RIGHT OF WAY) MORE OR LESS.



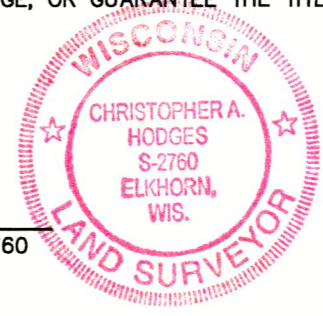
THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES ( ZONING / SHORELAND ZONING )

- = FOUND IRON PIPE STAKE
- (xxx) = RECORDED AS
- = SET IRON REBAR STAKE

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: MAY 23, 2008  
CHRISTOPHER A. HODGES R.L.S. 2760



UPDATE OF PETER GORDON'S SURVEY ON 02/07/2025.  
UPDATE BOUNDARY & FOR LOT LINE ADJUSTMENT.

WORK ORDERED BY: GORDON STADE  
5680 PARLIAMENT LANE #205  
DELAVAN, WI. 53115

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS  
UPDATED  
02/07/2025

PROJECT NO.  
5688.08  
DATE:  
05-23-2008  
SHEET NO.  
1 OF 1

2/4/2025 X:\Projects\5688\UPDATED SURVEY LLA08

VWP-3 VWP-4A 116-1214