

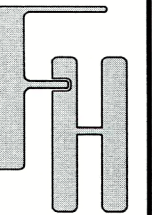
LINE	BEARING	DISTANCE
L1	N 88°21'23" W	24.98'
L2	S 88°27'56" W	3.03' {3'}
L3	N 88°19'47" E	123.31' {123'}

PLAT OF SURVEY – LOT LINE ADJUSTMENT

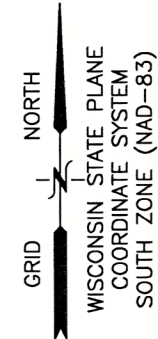
LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5098

LOCATED IN PART OF GOVERNMENT LOT 1 OF SECTION 28, TOWN 2 NORTH,
RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
JEFF & ANTOINETTE GLOWACKI
2202 NORTH SHORE DRIVE
DELAVAN, WI 53115



SURVEY – L.L.A.
2202 NORTH SHORE DRIVE
DELAVAN, WI 53115



- ① NORTH 1/4 CORNER 28-2-16
② MEANDER CORNER {966.70'} NORTHERLY
OF THE CENTER OF SECTION 28-2-16
① → ② S 00°59'42" E 1784.98' {1784.73'}

LEGAL DESCRIPTION – LOT 1 AFTER LOT LINE ADJUSTMENT

PART OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 5098 LOCATED IN PART OF GOVERNMENT LOT 1 OF SECTION 28, TOWN 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5098; THENCE N 00°59'42" W, 150.37 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2, N 88°21'23" E, 266.52 FEET; THENCE S 01°02'21" E, 80.09' {80'} TO THE SOUTHERLY BOUNDARY OF SAID LOT 2; THENCE S 88°19'47" W, 266.68 FEET TO THE POINT OF BEGINNING. CONTAINING 40,072 SQUARE FEET (0.92 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – LOT 2 AFTER LOT LINE ADJUSTMENT

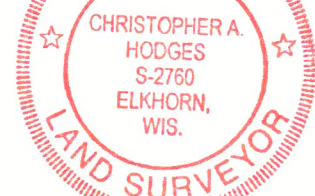
PART OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 5098 LOCATED IN PART OF GOVERNMENT LOT 1 OF SECTION 28, TOWN 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5098; THENCE ALONG THE BOUNDARY OF SAID LOT 2, S 01°02'21" E, 80.09 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 2, S 88°27'56" W, 3.03 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 2, S 01°01'27" E, 70.12' {70'} TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CERTIFIED SURVEY MAP, S 88°19'47" W, 89.83 FEET; THENCE N 01°03'08" W, 150.27 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2; THENCE ALONG THE BOUNDARY OF SAID LOT 2, N 88°21'23" E, 92.91 FEET TO THE POINT OF BEGINNING. CONTAINING 13,726 SQUARE FEET (0.32 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).

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE 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: 11/29/2023
CHRISTOPHER A. HODGES P.L.S. 2760

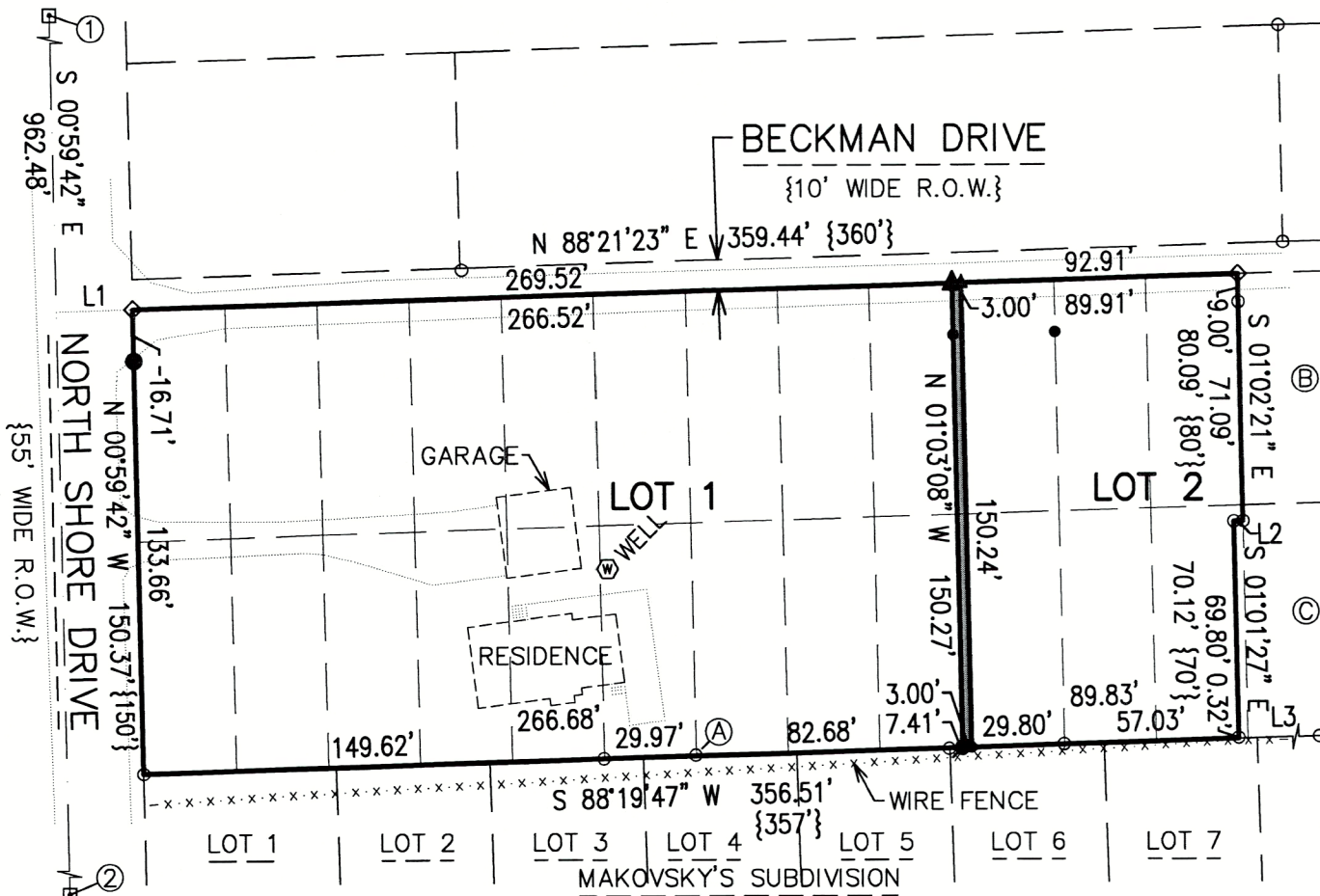


FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

5/11/2023
LLA REVISION
6/27/2023
LLA REVISION
11/29/2023
LLA REVISION2

PROJECT NO.
10496
DATE:
02/01/2023
SHEET NO.
1 OF 1



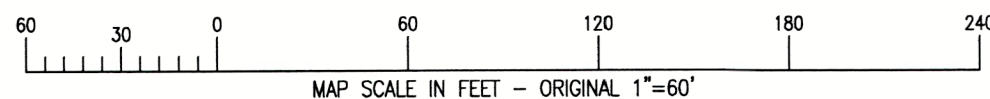
LEGEND

- = FOUND IRON PIPE STAKE
- ◇ = FOUND MAG NAIL IN PAVEMENT
- ▣ = FOUND CONCRETE COUNTY MONUMENT
- = FOUND IRON REBAR STAKE
- ▲ = FOUND MAG MAIL IN PAVEMENT
- ▲ = SET MAG NAIL IN PAVEMENT
- = SET IRON REBAR STAKE
- {XXX} = RECORDED AS
- ① = FOUND IRON PIPE STAKE 0.25' NORTH OF BOUNDARY
- ② = LOT 34 OF THE FLEMING ADDITION
- ③ = LOT 9 OF THE FLEMING ADDITION

■ = PART OF LOT 1 TO BECOME
PART OF LOT 2

JAN 19 2024

omk



X:\PROJECTS\10496\ACAD\10496r1 Lot Line Adjustment.dwg

FA5098-1 FA5098-2

2110-6081