

LAND-MARK SURVEYING

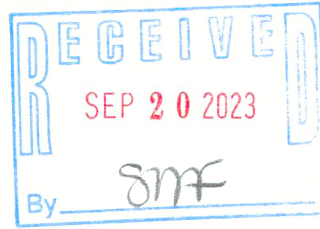
Mark L. Miritz

Wisconsin Professional Land Surveyor S-2582

N9330 Knuteson Drive
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Phone: (262) 949-1239

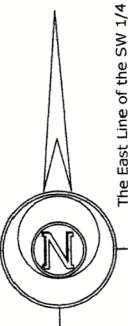
MARKMIRITZ@
LAND-MARKSURVEYING.COM

PLAT OF SURVEY PROPOSED LOT LINE ADJUSTMENT



Center of Section
Sec. 33, T2N, R17E

The East Line of the SW 1/4
Section 33, T2N, R17E
Being N 01°09'16" W



East Line Southwest 1/4, Sec. 33, T2N, R17E

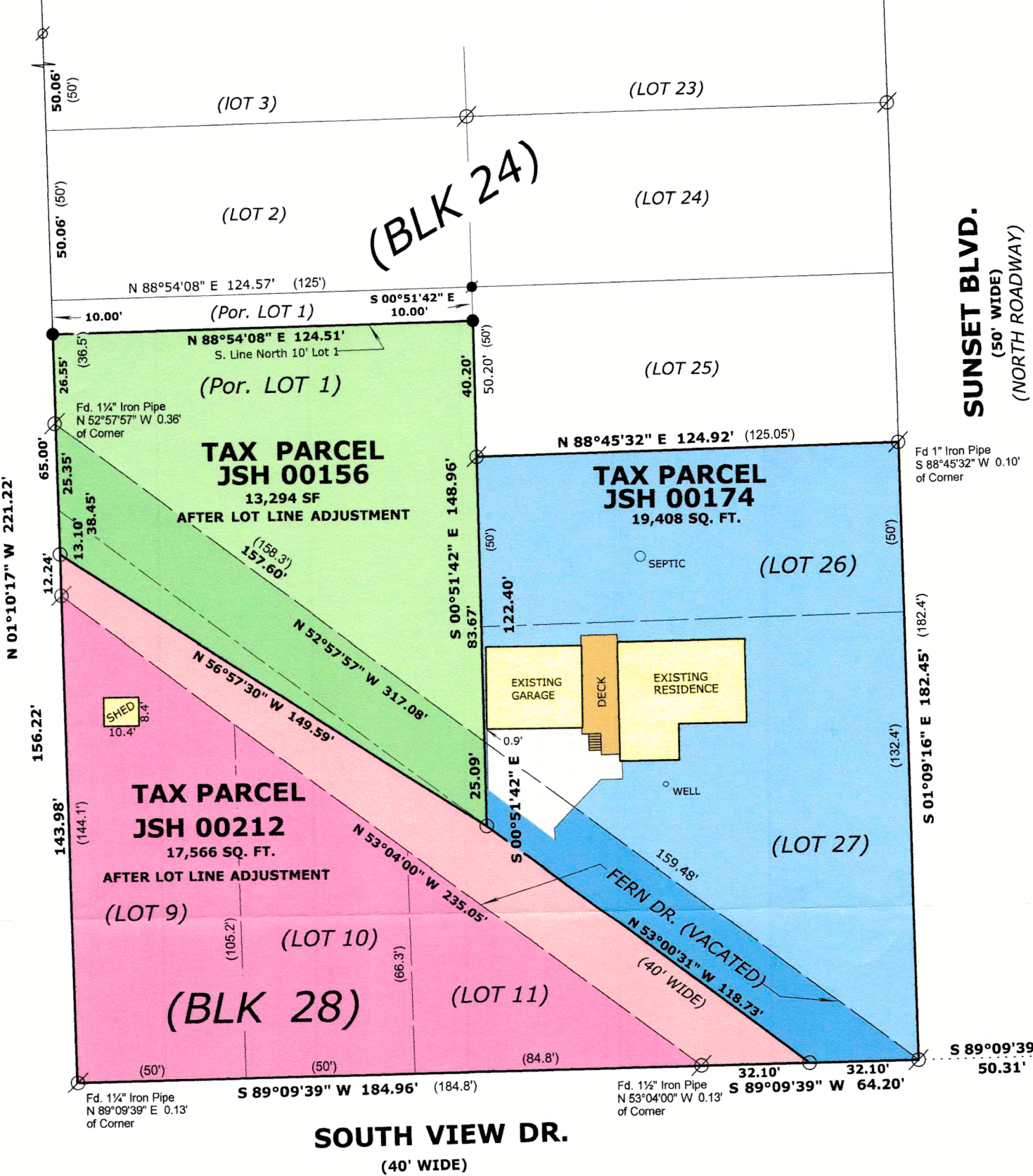
N 01°09'16" W 2654.09'

1767.04'

South 1/4 Corner
Sec. 33, T2N, R17E

SUNSET BLVD.
(50' WIDE)
(NORTH ROADWAY)

PARK DR.
(40' WIDE)



LOT LINE ADJUSTMENT FOR JSH 00156

LOT 1, BLOCK 24, SUNSET HILLS UNIT B EXCEPTING THEREFROM THE NORTH 10' AND INCLUDING A PORTION OF VACATED FERN DRIVE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST; THENCE N 01°09'16" W 1767.04 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°09'39" W 50.31 FEET TO THE SOUTHEAST CORNER OF BLOCK 24, SUNSET HILLS UNIT B, THENCE N 52°57'57" W 317.08 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 24 AND THE POINT OF BEGINNING; THENCE S 52°57'57" E 157.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S 0°51'42" E 25.09 FEET TO THE CENTERLINE OF VACATED FERN DRIVE; THENCE N 56°57'30" W 149.59 FEET TO THE EAST LINE OF PARK DRIVE; THENCE N 01°10'17" W 38.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13,294 SQUARE FEET OR 0.305 ACRE(S) OF LAND, MORE OR LESS. ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNER: COREY CESCHI
W3908 FERN DRIVE
LAKE GENEVA, WI 53147

LOT LINE ADJUSTMENT FOR JSH 00212

LOT 9, LOT 10 AND LOT 11, BLOCK 28, SUNSET HILLS UNIT B AND A PORTION OF VACATED FERN DRIVE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST; THENCE N 01°09'16" W 1767.04 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°09'39" W 50.31 FEET TO THE SOUTHEAST CORNER OF BLOCK 24, SUNSET HILLS UNIT B, THENCE CONTINUE S 89°09'39" W 32.10 FEET TO THE CENTERLINE OF VACATED FERN DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING S 89°09'39" W 32.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 28; THENCE N 53°04'00" W 235.05 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 28; THENCE N 01°10'17" W 12.24 FEET; THENCE S 56°57'30" E 149.59 FEET TO THE INTERSECTION OF THE CENTERLINE OF FERN DRIVE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, BLOCK 24, SUNSET HILLS UNIT B; THENCE S 53°00'31" E ALONG THE CENTERLINE OF SAID VACATION 118.73 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17,566 SQUARE FEET OR 0.403 ACRE(S) OF LAND, MORE OR LESS. ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNER: HERMAN D. CESCHI TRUST
ROSALIE M. CESCHI TRUST
W3908 FERN DRIVE
LAKE GENEVA, WI 53147

JSH 00174

LOT 26 AND LOT 27, BLOCK 24, SUNSET HILLS UNIT B AND A PORTION OF VACATED FERN DRIVE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST; THENCE N 01°09'16" W 1767.04 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°09'39" W 50.31 FEET TO THE SOUTHEAST CORNER OF BLOCK 24, SUNSET HILLS UNIT B, AND THE POINT OF BEGINNING; THENCE CONTINUING S 89°09'39" W 32.10 FEET TO THE CENTERLINE OF VACATED FERN DRIVE; THENCE N 53°00'31" W 118.73 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF SAID LOTS 26 AND 27 EXTENDED S 0°51'42" E; THENCE N 00°51'42" W 25.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE S 52°57'57" E ALONG THE NORTHEASTERLY LINE OF VACATED FERN DRIVE (SAME AS THE SOUTHWESTERLY LINE OF LOT 27) 159.48 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19,408 SQUARE FEET OR 0.445 ACRE(S) OF LAND, MORE OR LESS. ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNERS:
CINDY L. CESCHI-KRAUS
BEBE A. CESCHI
12700 W. FOREST DRIVE
NEW BERLIN, WI 53151

SCALE: 1 INCH = 40 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any."
"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 date hereof."

LEGEND

- FOUND IRON PIPE
- FOUND COUNTY MONUMENT
- SET P.K. NAIL IN BLACKTOP
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION

MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: FEBRUARY 3, 2023 JOB NO. 22.604

JSH-156 JSH-174 JSH-212

217-5/20