

LAND-MARK SURVEYING

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PLAT OF SURVEY

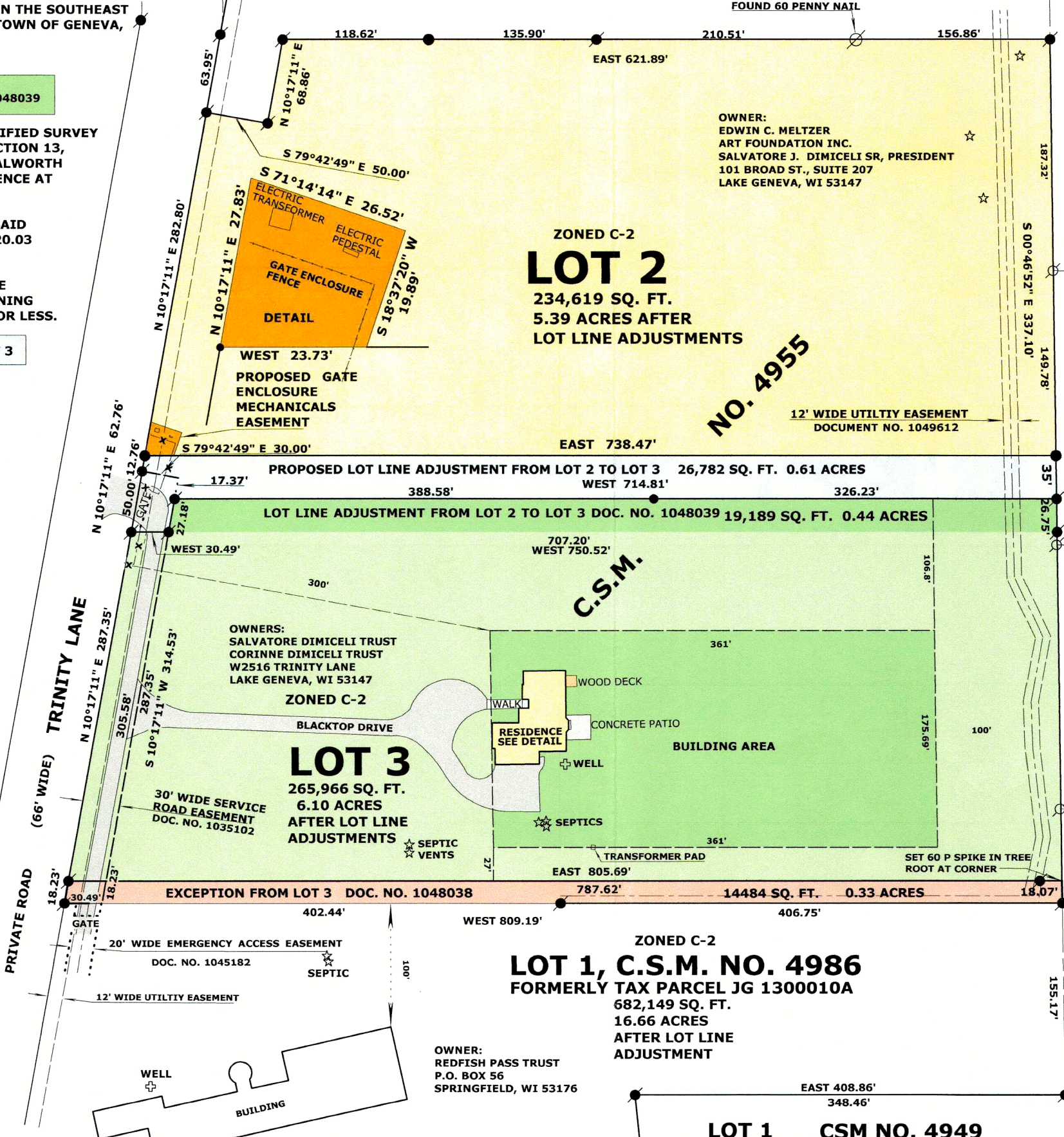
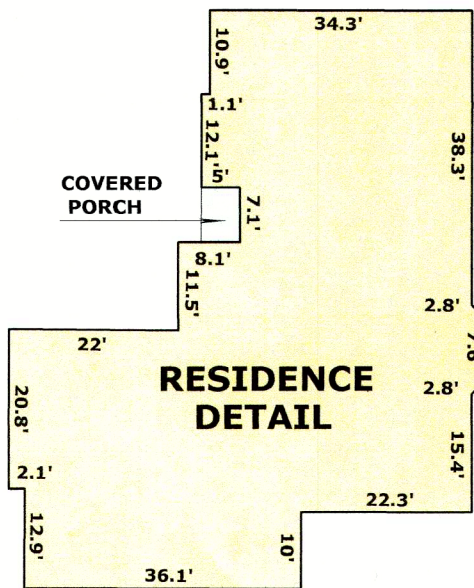
LOT 3 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

LOT LINE ADJUSTMENT FROM LOT 2 TO LOT 3 DOC. NO. 1048039

A PARCEL OF LAND LOCATED IN PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 00°46'52" E 1291.25 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE WEST 720.03 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE N 10°17'11" E 27.18 FEET; THENCE EAST 714.81 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S 00°46'52" E 26.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19,189 SQUARE FEET OR 0.44 ACRE(S) OF LAND, MORE OR LESS.

PROPOSED LOT LINE ADJUSTMENT FROM LOT 2 TO LOT 3

A PARCEL OF LAND LOCATED IN PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 00°46'52" E 1264.49 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF SAID LOT 2 AFTER PREVIOUS LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NO. 1048039 AND THE POINT OF BEGINNING; THENCE WEST 714.81 FEET TO A FOUND IRON ROD; THENCE S 10°17'11" W 27.18 FEET TO A FOUND IRON ROD; THENCE WEST 30.49 FEET TO A FOUND IRON ROD; THENCE N 10°17'11" E 62.76 FEET ALONG THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4955; THENCE EAST 738.47 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S 00°46'52" E 35.00 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, AND CONTAINING 26,782 SQUARE FEET OR 0.61 ACRE(S) OF LAND, MORE OR LESS.



EXCEPTION FROM LOT 3 TO TAX PARCEL JG 1300010A DOC. NO. 1048038

A PARCEL OF LAND LOCATED IN PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 00°46'52" E 1591.95 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING; THENCE WEST 809.19 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 10°17'11" E 18.23 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE EAST 805.69 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S 00°46'52" E 17.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14,484 SQUARE FEET OR 0.33 ACRE(S) OF LAND, MORE OR LESS.

PROPOSED EASEMENT FOR GATE MECHANICALS

AN EASEMENT FOR A GATE ENCLOSURE AND MECHANICALS OVER A PORTION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4955, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 10°17'11" E 27.83 FEET ALONG THE WESTERLY LINE OF SAID LOT 2; THENCE S 71°14'14" E 26.52 FEET; THENCE S 18°37'20" W 19.89 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE WEST 23.73 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 589 SQUARE FEET OR 0.013 ACRE(S) 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)."

2ND ADDITION TO HEATHERIDGE SUBDIVISION



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- GATE FENCE

SCALE: 1 INCH = 100 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."

REVISED NOV. 17, 2023 TO SHOW IMPROVEMENTS
REVISED JULY 29, 2025 TO SHOW PROPOSED LOT LINE ADJUSTMENT
REVISED AUG. 25, 2025 TO SHOW PROP. EASEMENT

Mark L. Miritz
MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582
DATE: OCT. 13, 2021 JOB NO. 17.612

LOT 1 CSM NO. 4949