

PLAT OF SURVEY

LOTS 6 THRU 12 OF THE ORIGINAL PLAT OF THE VILLAGE OF
LYONS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10,
TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY,
WISCONSIN.

PART OF ORIGINAL PLAT

MH #29
RIM ELEV. = 801.42'
IE. = 791.83'

12" DIA. CMP. CULV.
I.E. = 796.75'

16" DIA. CMP. CULV.
I.E. = 797.28'

C.S.M. 1195

PART OF ORIGINAL PLAT

LOT 2

C. S. M. NO. 2162

LOT 1

LOT 28
HEGEMAN'S SUBD.

MH # 31
 RIM EL. = 813.82'
 IE. = 802.84' →

SCALE 1" = 30 FEET

BASIS FOR BEARINGS

THE NORTH - SOUTH 1/4 SECTION
LINE FOR SECTION 10 WAS ASSUMED
TO BEAR NORTH TO MATCH THE PLAT
OF HEGEMAN'S SUBDIVISION AND
CERTIFIED SURVEY MAP NO. 2162.

RECORDING DATA

VOL. 3 P. 23 and 24
of Walworth County Plats
Recorded Dec. 29, 1843
John Fish, Surveyor

EXISTING SUBSTANDARD LOTS SETBACKS

MINIMUM WIDTH = 50 FEET (public sewerage)
MINIMUM AREA = 7500 S.F. (public sewerage)
STREET SETBACK = 25 FEET (second street
yard = 10 feet min.)
SIDE SETBACK = 10 FEET
REAR SETBACK = 25 FEET

OWNER: HAROLD F. ROMIE
6007 SPRING VALLEY RD.
BURLINGTON, WI. 53105

Legend

1" FOUND IRON PIPE
 2" FOUND IRON ROD
 3" FOUND BRASS CLAPPED MONUMENT
 X FOUND CONCRETE MONUMENT
 + CHISEL CUT IN CONCRETE
 ● SET IRON ROD 24" LONG, WEIGHING
 1.5 LBS LINEAL FT. 1 3/4" DIA.
 ● SET IRON ROD 10" LONG, WEIGHING
 4.5 LBS LINEAL FT. 1 1/16" DIA.
 [xxx] RECORDED AS DIMENSION
 - - - - - EXISTING FENCE

SCALE: 1" = 30 FEET

REVISED 5/2/97 TO SHOW TOPOGRAPHICAL
DATA

REVISED 1/13/98

WISCONSIN
KENNETH B. ABERNATHY, JR.
S-1594
ELKHORN, WI
LAND SURVEYOR

RECEIVED
JAN 12 1998

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: APRIL 4, 1997 Job No. 96.517

NOTES:

THE ORIGINAL PLAT OF THE VILLAGE OF LYONS WAS RECORDED IN 1843 AND NO MENTION OF ANY MONUMENTALITY WAS FOUND IN THE SURVEYOR'S CERTIFICATE. FOR THIS REASON, I HAVE ELECTED TO USE THE CENTERLINE AS TRAVELLED FOR SPRING VALLEY ROAD AS WAS DONE FOR BOTH CERTIFIED SURVEY MAP NO. 2162 AND HEGEMAN'S SUBDIVISION WHICH DETERMINES THE NORTHERLY LINE OF LOTS 6 THRU 12. I USED MONUMENTATION FOR CERTIFIED SURVEY MAP NO. 1195 TO DETERMINE THE WESTERLY LINE OF LOT 6 AND HELD A DISTANCE OF 66 FEET FROM THESE FOUND IRON PIPES.

THESE LOTS ARE ZONED FOR SINGLE FAMILY RESIDENCES AND FALL UNDER PROVISIONS OF SEC. 7.4 OF THE WALNORTH COUNTY ZONING ORDINANCE RELATIVE TO "EXISTING SUBSTANDARD LOTS".

THE 100 YEAR FLOODPLAIN ELEVATION OF 794.2 NGVD WAS PROVIDED BY DEPARTMENT OF NATURAL RESOURCES AND IS REFERENCED BY A LETTER FROM LYNN TORGERSON, WATER MANAGEMENT ENGINEER, DATED MARCH 17, 1997. THE PURPOSE OF THIS STUDY WAS TO ASSIST WALWORTH COUNTY TO REVISE THE WALWORTH COUNTY FLOODPLAIN ZONING ORDINANCE. IN SHORT, THE STUDY LOWERED THE 100 YEAR FLOOD ELEVATION FROM 799.0 TO 794.2 AT THE DAM IN THE VILLAGE OF LYONS WHICH HAS BEEN REMOVED.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICVAL DATUM OF 1929 (NGVD) AND BY RECORDS RELATIVE TO SANITARY SEWER PLANS BY THE VILLAGE ENGINEERS.

NLO-92
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