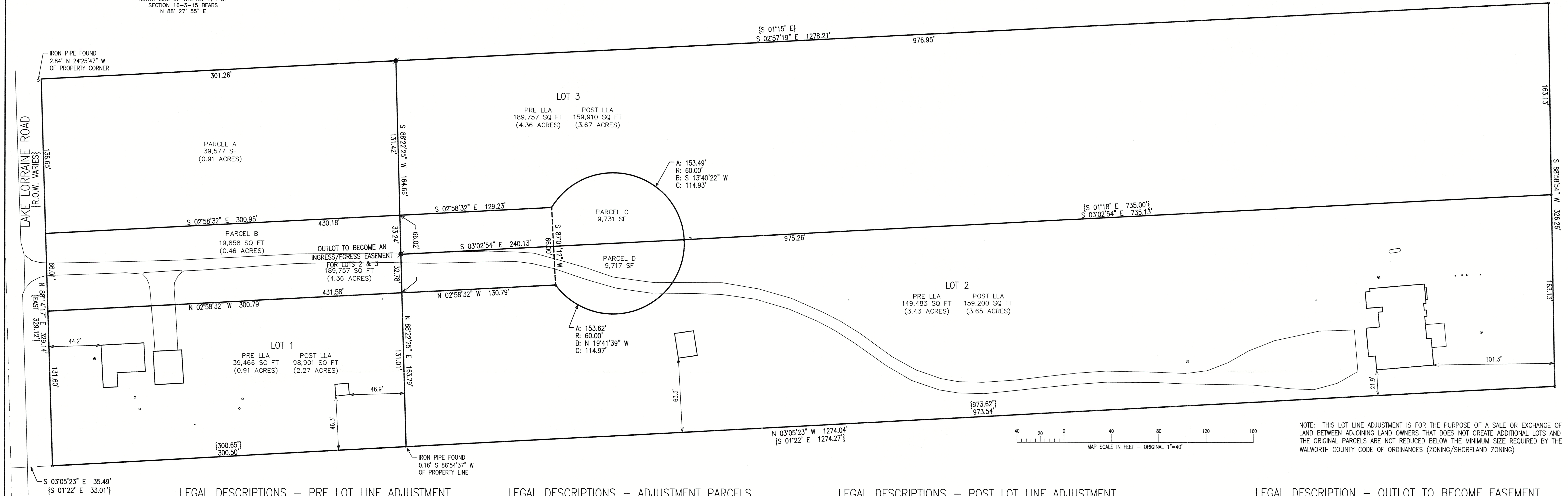
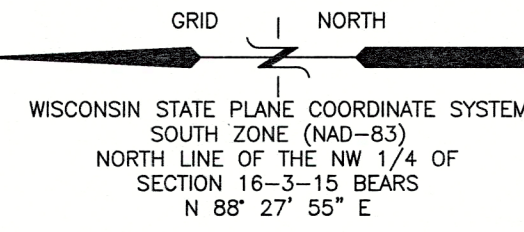


PLAT OF SURVEY – LOT LINE ADJUSTMENT
LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 350 – DOCUMENT NO. 676279

LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST,
TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN



LEGAL DESCRIPTIONS – PRE LOT LINE ADJUSTMENT

LOT 1 – PARCEL NO. CA 35000001 (ORIGINAL):
PART OF CERTIFIED SURVEY MAP NO. 350 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE OF SAID SECTION 16; THENCE N 88DEG 27MIN 55SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 14MIN 17SEC E, 131.60 FEET; THENCE S 02DEG 58MIN 32SEC E, 300.79 FEET; THENCE S 88DEG 22MIN 25SEC W, 131.01 FEET; THENCE N 03DEG 05MIN 23SEC W, 300.50 FEET TO THE POINT OF BEGINNING.

LOT 2 – PARCEL NO. CA 35000002 (ORIGINAL):
PART OF CERTIFIED SURVEY MAP NO. 350 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE OF SAID SECTION 16; THENCE N 88DEG 27MIN 55SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 131.01 FEET; THENCE S 02DEG 58MIN 32SEC E, 130.79 FEET; THENCE SOUTHEAST 153.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD OF 114.97 FEET WHICH BEARS S 19DEG 41MIN 39SEC E; THENCE S 03DEG 02MIN 54SEC E, 735.13 FEET; THENCE S 88DEG 58MIN 54SEC W, 163.13 FEET; THENCE N 03DEG 05MIN 23SEC W, 973.54 FEET TO THE POINT OF BEGINNING.

LOT 3 – CA 35000003 (ORIGINAL):
PART OF CERTIFIED SURVEY MAP NO. 350 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE OF SAID SECTION 16; THENCE N 88DEG 27MIN 55SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET; THENCE N 88DEG 14MIN 17SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET; THENCE N 88DEG 14MIN 17SEC E, 131.60 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 130.79 FEET; THENCE S 02DEG 58MIN 32SEC E, 130.79 FEET; THENCE SOUTHEAST 153.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD OF 114.97 FEET WHICH BEARS S 19DEG 41MIN 39SEC E; THENCE S 03DEG 02MIN 54SEC E, 735.13 FEET; THENCE S 88DEG 58MIN 54SEC W, 163.13 FEET; THENCE N 03DEG 05MIN 23SEC W, 973.54 FEET TO THE POINT OF BEGINNING.

OUTLOT – PRIVATE ROAD – PARCEL NO. GAP (ORIGINAL):
PART OF CERTIFIED SURVEY MAP NO. 350 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE OF SAID SECTION 16; THENCE N 88DEG 27MIN 55SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET; THENCE N 88DEG 14MIN 17SEC E, 131.60 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 130.79 FEET; THENCE S 02DEG 58MIN 32SEC E, 130.79 FEET; THENCE SOUTHEAST 153.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD OF 114.97 FEET WHICH BEARS S 19DEG 41MIN 39SEC E; THENCE S 03DEG 02MIN 54SEC E, 735.13 FEET; THENCE S 88DEG 58MIN 54SEC W, 163.13 FEET; THENCE N 03DEG 05MIN 23SEC W, 973.54 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS – ADJUSTMENT PARCELS

PARCEL A – PORTION OF LOT 3 TO BECOME PART OF LOT 1:
PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 350 DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP; THENCE N 88DEG 14MIN 17SEC E, 197.61 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 14MIN 17SEC E, 136.65 FEET TO THE NE CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 350; THENCE S 02DEG 57MIN 19 SEC E, 301.26 FEET; THENCE S 88DEG 22MIN 25SEC W, 131.42 FEET; THENCE N 02DEG 58MIN 32SEC W, 300.95 FEET TO THE POINT OF BEGINNING.

PARCEL B – PORTION OF OUTLOT TO BECOME PART OF LOT 1 :
PART OF PRIVATE ROAD ON CERTIFIED SURVEY MAP NO. 350 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP; THENCE N 88DEG 14MIN 17SEC E, 66.01 FEET TO THE NW CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 350; THENCE S 02DEG 58MIN 32 SEC E, 300.95 FEET; THENCE S 88DEG 22MIN 25SEC W, 66.02 FEET; THENCE N 02DEG 58MIN 32SEC W, 300.79 FEET TO THE POINT OF BEGINNING.

PARCEL C: – PORTION OF OUTLOT TO BECOME PART OF LOT 3
PART OF PRIVATE ROAD ON CERTIFIED SURVEY MAP NO. 350 DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP; THENCE S 02DEG 58MIN 32SEC E, 300.79 FEET; THENCE N 88DEG 22MIN 25SEC E, 32.78 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 33.24 FEET; THENCE S 02DEG 58MIN 32SEC E, 129.23 FEET; THENCE NORTHWEST 153.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CHORD OF 114.93 FEET WHICH BEARS S 13DEG 40MIN 22SEC W; THENCE N 03DEG 02MIN 54 SEC W, 240.13 FEET TO THE POINT OF BEGINNING.

PARCEL D – PORTION OF OUTLOT TO BECOME PART OF LOT 2:
PART OF PRIVATE ROAD ON CERTIFIED SURVEY MAP NO. 350 DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP; THENCE S 02DEG 58MIN 32SEC E, 300.79 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 32.78 FEET; THENCE S 03DEG 02MIN 54 SEC E, 240.13 FEET; THENCE NORTHWEST 153.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CHORD OF 114.97 FEET WHICH BEARS N 19DEG 41MIN 39SEC W; THENCE N 02DEG 58MIN 32SEC W, 130.79 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS – POST LOT LINE ADJUSTMENT

LOT 1 (POST LLA) INCLUDES LOT 3 PARCEL A AND OUTLOT PARCEL B:
PART OF CERTIFIED SURVEY MAP NO. 350 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE OF SAID SECTION 16; THENCE N 88DEG 27MIN 55SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 14MIN 17SEC E, 131.60 FEET; THENCE S 02DEG 57MIN 19SEC E, 301.26 FEET; THENCE S 88DEG 22MIN 25SEC W, 328.45 FEET; THENCE N 03DEG 05MIN 23SEC W, 300.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 98,901 SQUARE FEET (2.27 ACRES) OF LAND, MORE OR LESS.

LOT 2 (POST LLA) INCLUDES OUTLOT PARCEL D:
PART OF CERTIFIED SURVEY MAP NO. 350 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE OF SAID SECTION 16; THENCE N 88DEG 27MIN 55SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 163.79 FEET; THENCE S 03DEG 02MIN 54SEC E, 975.26 FEET; THENCE S 88DEG 58MIN 54SEC W, 163.13 FEET; THENCE N 03DEG 05MIN 23SEC W, 973.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 159,200 SQUARE FEET (3.65 ACRES) OF LAND, MORE OR LESS.

LOT 3 (POST LLA) EXCLUDES LOT 3 PARCEL A AND INCLUDES OUTLOT PARCEL C:
PART OF CERTIFIED SURVEY MAP NO. 350 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE OF SAID SECTION 16; THENCE N 88DEG 27MIN 55SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET; THENCE N 88DEG 14MIN 17SEC E, 131.60 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 164.66 FEET; THENCE S 02DEG 57MIN 19SEC E, 976.95 FEET; THENCE S 88DEG 58MIN 54SEC W, 163.13 FEET; THENCE N 03DEG 02MIN 54SEC W, 975.26 FEET TO THE POINT OF BEGINNING.
CONTAINING 159,910 SQUARE FEET (3.67 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – OUTLOT TO BECOME EASEMENT

INGRESS & EGRESS ACCESS EASEMENT FOR LOTS 2 & 3 OF C.S.M. 350:
PART OF CERTIFIED SURVEY MAP NO. 350 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 16; THENCE N 88DEG 27MIN 55SEC E, 1316.97 FEET; THENCE S 03DEG 05MIN 23SEC E, 35.49 FEET; THENCE N 88DEG 14MIN 17SEC E, 131.60 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 14MIN 17SEC E, 66.01 FEET TO THE NW CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 350; THENCE S 02DEG 58MIN 32 SEC E, 300.95 FEET; THENCE S 88DEG 22MIN 25SEC W TO THE RIGHT OF WAY OF LAKE LORRAINE ROAD, 66.02 FEET; THENCE N 02DEG 58MIN 32SEC W ALONG SAID RIGHT OF WAY, 300.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 02DEG 58MIN 32SEC W, 66.01 FEET; THENCE S 02DEG 58MIN 32SEC E, 430.18 FEET; THENCE NORTHWEST 307.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CHORD OF 66.00 FEET WHICH BEARS S 87DEG 01MIN 12SEC W; THENCE N 02DEG 58MIN 32 SEC W, 431.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 39,305 SQUARE FEET (0.90 ACRES) OF LAND, MORE OR LESS.

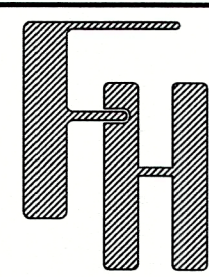
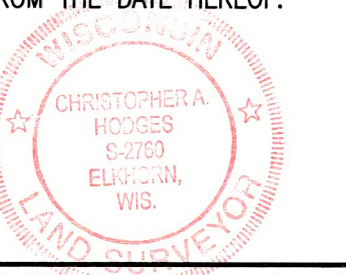
NOTE: FIELDWORK COMPLETED BY FARRIS HANSEN & ASSOCIATES, INC. ON 11/14/2023 & 12/27/2023.

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: 4/02/2024

CHRISTOPHER A. HODGES P.L.S. 2760



LOT LINE ADJUSTMENT

W8795 LAKE LORRAINE ROAD
DELAVER, WI 53115

– WORK ORDERED BY –
WILLIAM HOLDEN
W8795 LAKE LORRAINE ROAD
DELAVER, WI 53115

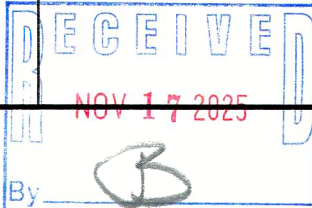
FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING – ARCHITECTURE – SURVEYING

7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS		PROJECT NO.
06/03/25	Rev for roadway to be an Outlot	6283.23
06/04/25	Rev for internal review comments	DATE
		10/13/2023
		SHEET NO.
		1 OF 1



315-1527

CA 350 - 1, 2, 3