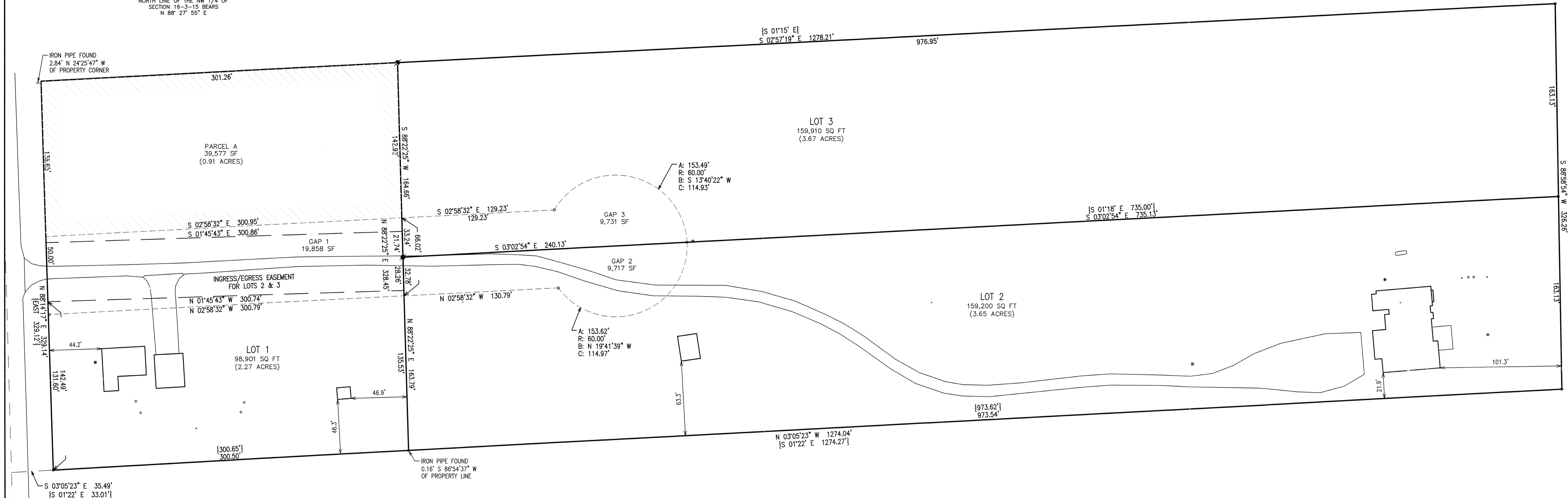
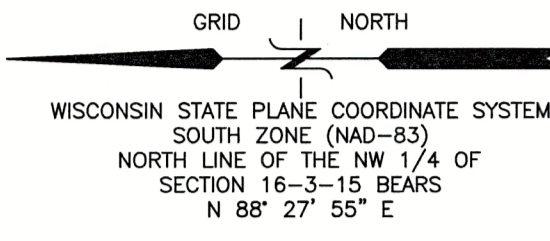


PLAT OF SURVEY – LOT LINE ADJUSTMENT LOTS 1 & 3 OF CERTIFIED SURVEY MAP NO. 350

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



LOT 1 (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, 135.53 FEET; THENCE N 03DEG 05MIN 23SEC W, 300.50 FEET TO THE POINT OF BEGINNING.

LOT 2 (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, 335.99 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 135.53 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 (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 S 02DEG 57MIN 19SEC E, 1278.21 FEET; THENCE S 88DEG 58MIN 54SEC W, 163.13 FEET; THENCE N 03DEG 02MIN 54SEC W, 735.13 FEET; THENCE NORTHEAST 153.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD OF 114.93 FEET WHICH BEARS N 13DEG 40MIN 22SEC E; THENCE N 02DEG 58MIN 32SEC W, 430.18 FEET TO THE POINT OF BEGINNING.

PARCEL A:
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, 192.49 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, 142.92 FEET; THENCE N 02DEG 58MIN 32SEC W, 300.95 FEET TO THE POINT OF BEGINNING.

GAP 1:
PART OF PRIVATE ROAD ON 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, 142.49 FEET; THENCE N 02DEG 58MIN 32SEC, 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.

GAP 2:
PART OF PRIVATE ROAD ON 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, 142.49 FEET; THENCE N 02DEG 58MIN 32SEC, 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.

GAP 3:
PART OF PRIVATE ROAD ON 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, 142.49 FEET; THENCE N 02DEG 58MIN 32SEC, 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.

LOT 1 (POST ILLA) INCLUDES PARCEL A AND GAP 1:
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, 329.14 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 (ORIGINAL) INCLUDES GAP 2:
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, 335.99 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 (ORIGINAL) EXCLUDES PARCEL A AND INCLUDES GAP 3:
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, 335.99 FEET; THENCE N 88DEG 22MIN 25SEC E, 163.79 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 25SEC E, 163.79 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.

NOTE: 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)

INGRESS & EGRESS ACCESS EASEMENT FOR LOTS 2 & 3 OF C.S.M. 350:
PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 350; THENCE N 88DEG 14MIN 17SEC E, 142.49 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 14MIN 17SEC E, 50.00 FEET; THENCE S 01DEG 45MIN 43SEC E, 300.86 FEET; THENCE S 88DEG 22MIN 25SEC W, 50.00 FEET; THENCE N 01DEG 45MIN 43SEC W, 300.74 FEET TO THE POINT OF BEGINNING.

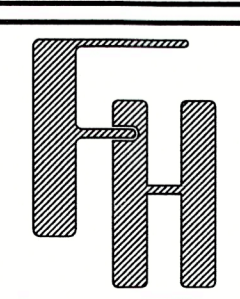
NOTE: FIELDWORK COMPLETED BY FARRIS HANSEN & ASSOCIATES, INC. ON 11/14/2023 & 12/27/2023.

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
CHRISTOPHER A. HODGES P.L.S. 2760



LOT LINE ADJUSTMENT

W8795 LAKE LORRAINE ROAD
DELAVAN, WI 53115

— WORK ORDERED BY —
WILLIAM HOLDEN
W8795 LAKE LORRAINE ROAD
DELAVAN, 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.
6283.23
DATE
10/13/2023
SHEET NO.
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