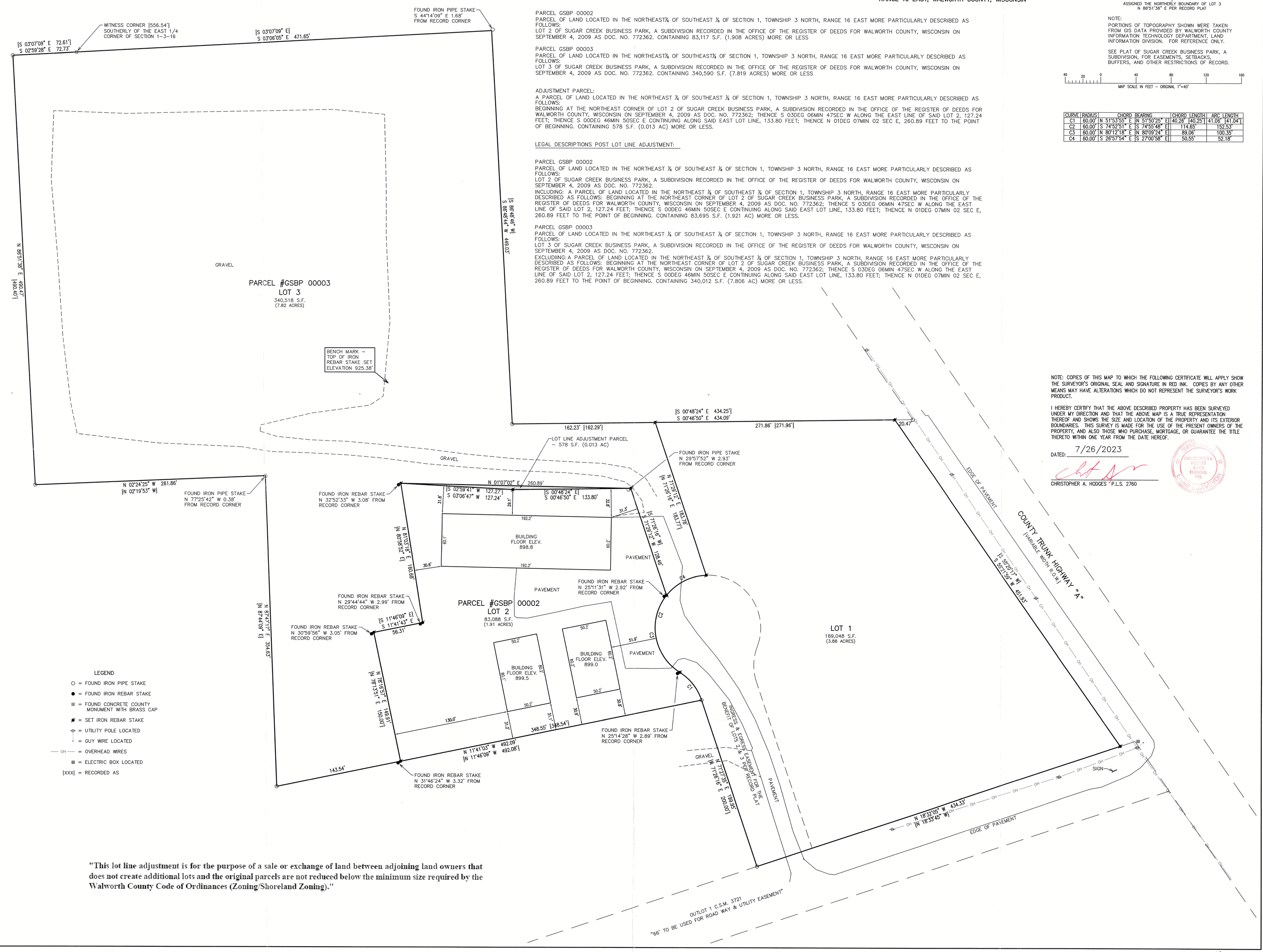
PLAT OF SURVEY – LOT LINE ADJUSTMENT
LOTS 2 & 3 OF SUGAR CREEK BUSINESS PARK

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



LEGAL DESCRIPTIONS PRE LOT LINE ADJUSTMENT:

PARCEL GSBP 00002
PARCEL OF LAND LOCATED IN THE NORTHEAST¼ OF SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 16 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 2 OF SUGAR CREEK BUSINESS PARK, A SUBDIVISION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 4, 2009 AS DOC. NO. 772362. CONTAINING 83,117 S.F. (1.908 ACRES) MORE OR LESS

PARCEL GSBP 00003
PARCEL OF LAND LOCATED IN THE NORTHEAST¼ OF SOUTHEAST¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 16 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 3 OF SUGAR CREEK BUSINESS PARK, A SUBDIVISION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 4, 2009 AS DOC. NO. 772362. CONTAINING 340,590 S.F. (7.819 ACRES) MORE OR LESS

ADJUSTMENT PARCEL:
A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 16 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SUGAR CREEK BUSINESS PARK, A SUBDIVISION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 4, 2009 AS DOC. NO. 772362; THENCE S 03DEG 06MIN 47SEC W ALONG THE EAST LINE OF SAID LOT 2; 127.24 FEET; THENCE S 00DEG 46MIN 50SEC E CONTINUING ALONG SAID EAST LOT LINE, 133.80 FEET; THENCE N 01DEG 07MIN 02 SEC E, 260.89 FEET TO THE POINT OF BEGINNING. CONTAINING 578 S.F. (0.013 AC) MORE OR LESS.

LEGAL DESCRIPTIONS POST LOT LINE ADJUSTMENT:

PARCEL GSBP 00002
PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 16 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 2 OF SUGAR CREEK BUSINESS PARK, A SUBDIVISION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 4, 2009 AS DOC. NO. 772362.
INCLUDING: A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 16 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SUGAR CREEK BUSINESS PARK, A SUBDIVISION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 4, 2009 AS DOC. NO. 772362; THENCE S 03DEG 06MIN 47SEC W ALONG THE EAST LINE OF SAID LOT 2, 127.24 FEET; THENCE S 00DEG 46MIN 50SEC E CONTINUING ALONG SAID EAST LOT LINE, 133.80 FEET; THENCE N 01DEG 07MIN 02 SEC E, 260.89 FEET TO THE POINT OF BEGINNING. CONTAINING 83,695 S.F. (1.921 AC) MORE OR LESS.

PARCEL GSBP 00003
PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 16 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 3 OF SUGAR CREEK BUSINESS PARK, A SUBDIVISION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 4, 2009 AS DOC. NO. 772362.
EXCLUDIING: A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 16 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SUGAR CREEK BUSINESS PARK, A SUBDIVISION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 4, 2009 AS DOC. NO. 772362; THENCE S 03DEG 06MIN 47SEC W ALONG THE EAST LINE OF SAID LOT 2, 127.24 FEET; THENCE S 00DEG 46MIN 50SEC E CONTINUING ALONG SAID EAST LOT LINE, 133.80 FEET; THENCE N 01DEG 07MIN 02 SEC E, 260.89 FEET TO THE POINT OF BEGINNING. CONTAINING 340,012 S.F. (7.806 AC) MORE OR LESS.

NOTE:
PORTIONS OF TOPOGRAPHY SHOWN WERE TAKEN FROM GIS DATA PROVIDED BY WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT, LAND INFORMATION DIVISION. FOR REFERENCE ONLY.

SEE PLAT OF SUGAR CREEK BUSINESS PARK, A SUBDIVISION, FOR EASEMENTS, SETBACKS, BUFFERS, AND OTHER RESTRICTIONS OF RECORD.

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	60.00'	N 51°53'55" E {N 51°50'25" E}	40.26' {40.25'}	41.06' {41.04'}
C2	60.00'	S 74°52'51" E {S 74°55'48" E}	114.65'	152.53'
C3	60.00'	N 80°12'18" E {N 80°09'24" E}	89.06'	100.35'
C4	60.00'	S 26°57'54" E {S 27°00'58" E}	50.55'	52.18'

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: 7/26/2023

CHRISTOPHER A. HODGES P.L.S. 2760

LEGEND
- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ⊞ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- = SET IRON REBAR STAKE
- = UTILITY POLE LOCATED
- = GUY WIRE LOCATED
- OH = OVERHEAD WIRES
- ⊞ = ELECTRIC BOX LOCATED
- {XXX} = RECORDED AS

"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)."

LOT LINE ADJUSTMENT
W4948 COUNTY TRUNK HIGHWAY "A"
ELKHORN, WISCONSIN

– WORK ORDERED BY –
TOY YARD STORAGE LLC
2385 SOUTH SHORE DRIVE, UNIT 3
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
- 8/17/2023 ADD TOPOGRAPHY
- 03-03-2025 LOT LINE ADJUSTMENT
- 04/04/2025 LEGAL DESCRIPTIONS FOR LLA

PROJECT NO. 8129
DATE 07/26/2023
SHEET NO. 1 OF 1

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316-2653