

PLAT OF SURVEY -FOR- PROPOSED LOT LINE ADJUSTMENT

LOCATION: N6447 & N6449 Church Rd
Burlington, Wisconsin

PREPARED FOR: Steve Chesky

PROPERTY DESCRIPTION:

OA272800001:

LOT 1 OF CERTIFIED SURVEY MAP NO. 2728, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF SPRING PRAIRIE, WALWORTH COUNTY, WISCONSIN.

OA272800002:

LOT 2 OF CERTIFIED SURVEY MAP NO. 2728, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF SPRING PRAIRIE, WALWORTH COUNTY, WISCONSIN.

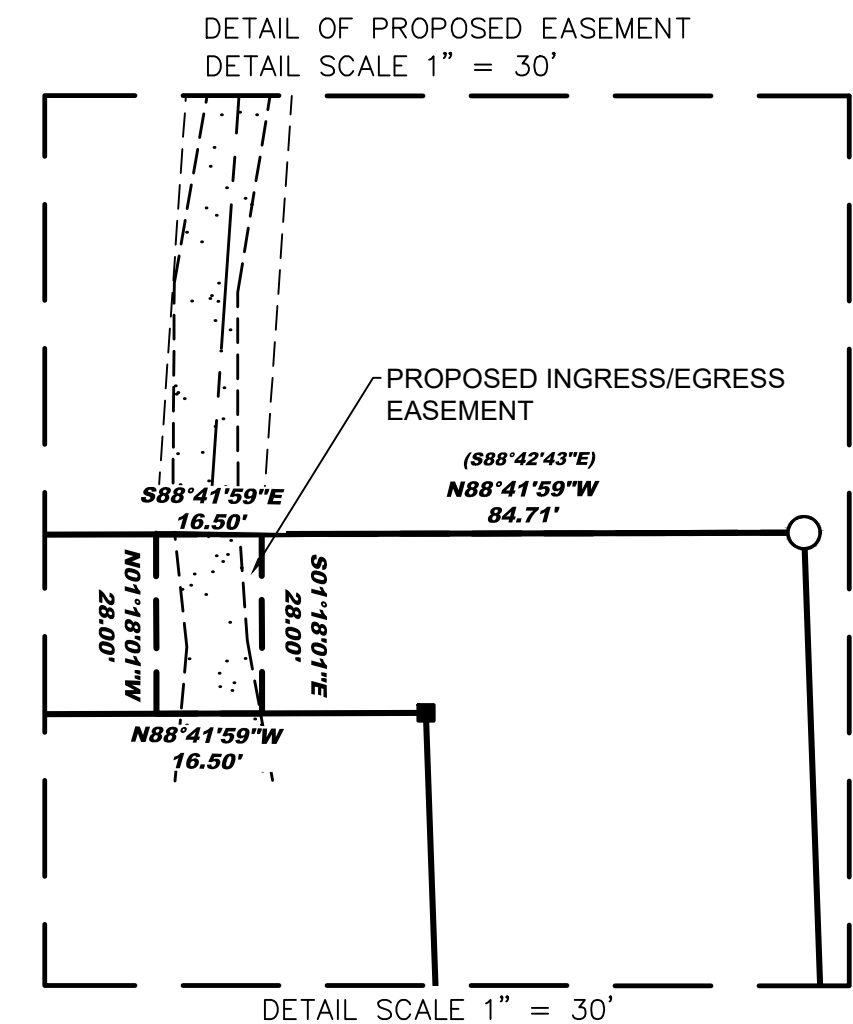
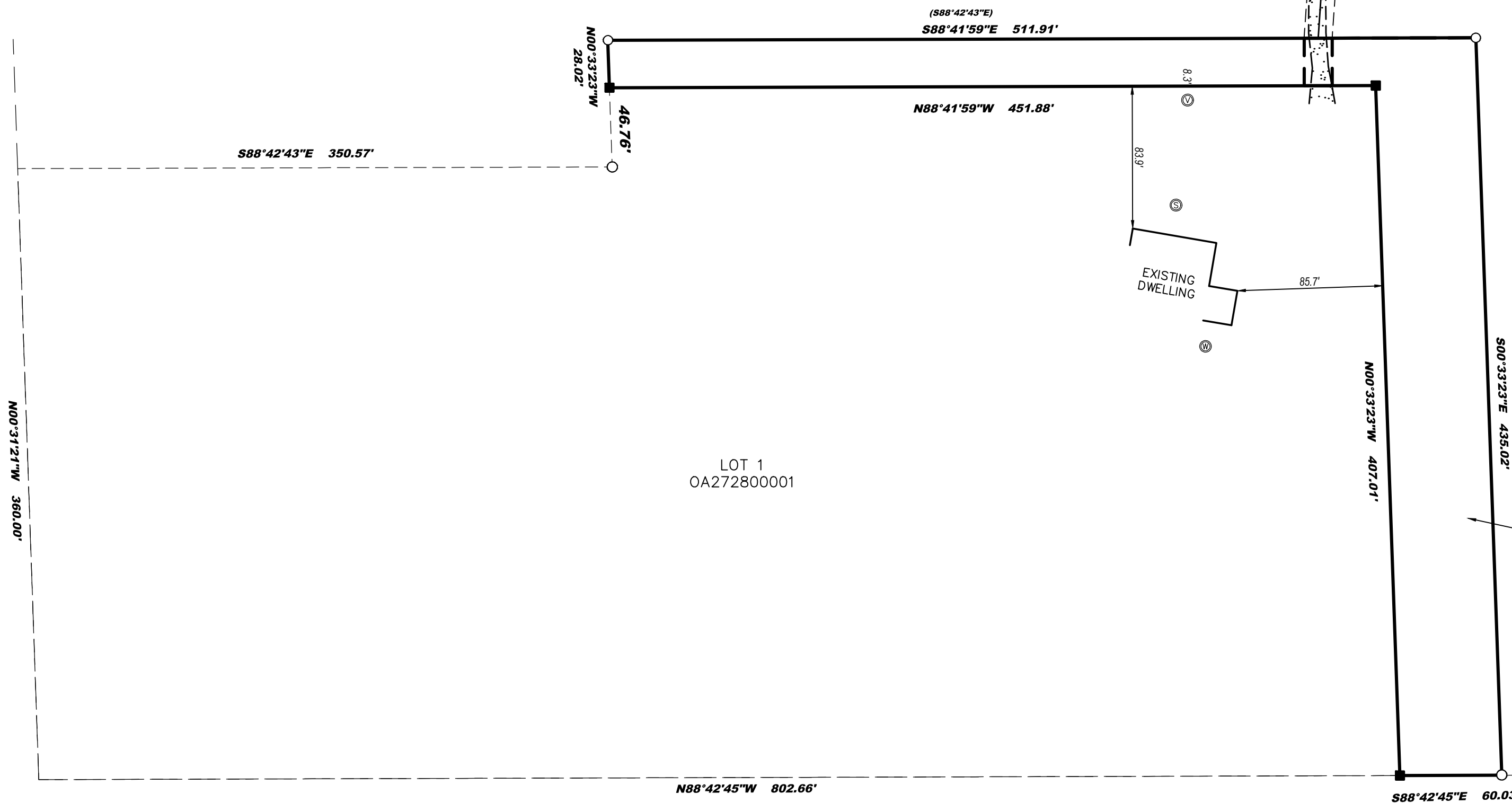
PROPOSED LANDS TO BE TRANSFERRED FROM OA272800001 TO OA272800002:

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2728, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF SPRING PRAIRIE, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF CSM NO. 2728, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°33'23" EAST, 435.02 FEET TO THE SOUTH LINE OF CSM NO. 2728; THENCE SOUTH 88°42'45" WEST, ALONG SAID SOUTH LINE, 60.03 FEET; THENCE NORTH 00°33'23" WEST, 407.01 FEET; THENCE SOUTH 88°41'59" WEST, 451.88 FEET TO A POINT ON THE LINE BETWEEN LOTS 1 & 2; THENCE NORTH 00°33'23" WEST, ALONG SAID LINE, 28.02 FEET TO THE NORTH LINE OF LOT 1; THENCE SOUTH 88°41'59" EAST, (RECORDED AS SOUTH 88°42'43" EAST), ALONG SAID NORTH LINE, 511.91 FEET TO THE POINT OF BEGINNING. CONTAINING 0.89 ACRES OF LAND MORE OR LESS.

PROPOSED EASEMENT FOR INGRESS AND EGRESS FOR USE BY LOT 1:

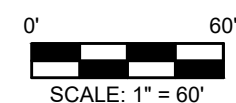
BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2728, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF SPRING PRAIRIE, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2728; THENCE NORTH 88°41'59" WEST, (RECORDED AS SOUTH 88°42'43" EAST), 84.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°18'01" EAST, 28.00 FEET; THENCE NORTH 88°41'59" EAST, 16.50 FEET; THENCE NORTH 01°18'01" WEST, 28.00 FEET, TO THE NORTH LINE OF LOT 1; THENCE SOUTH 88°41'59" EAST, (RECORDED AS SOUTH 88°42'43" EAST), ALONG SAID NORTH LINE 16.50 FEET TO THE POINT OF BEGINNING.

LOT 2
OA272800002



PROPOSED LANDS TO BE ADDED TO OA272800002
38,754 sq.ft.
0.89 acres

BEARINGS HEREON RELATE TO THE EAST LINE OF LOT 1. ASSUMED BEARING SOUTH 00°33'23" EAST, PER CERTIFIED SURVEY MAP.



Legend:

- Set Iron Rod
- Set Iron Pipe
- Found Iron Pipe
- ⊙ Septic Tank Cover
- ⊕ Septic Vent
- ⊗ Well

"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)."

I certify that I have surveyed the above-described property and in my professional opinion this map is a correct representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027

P:\Survey\1 - Projects\2025\25.5083 - Steve Chesky - N6447 & N6449 Church Road - Burlington (CAD) Design\25.5083_S.dwg