

LOT LINE ADJUSTMENT SURVEY

STATE OF WISCONSIN
COUNTY OF ROCK SS.

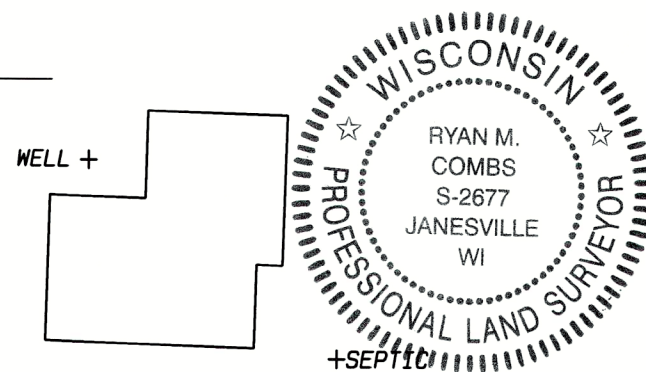
I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED HEREON FOR THE EXCLUSIVE USE OF ERIC DAVIDSEN AND DANIELLE DAVIDSEN AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF MAY, 2023, AT JANESVILLE, WISCONSIN.

TJ M Combs

RYAN M. COMBS, PLS NO.2677

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

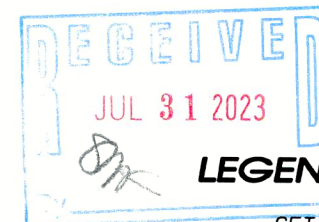
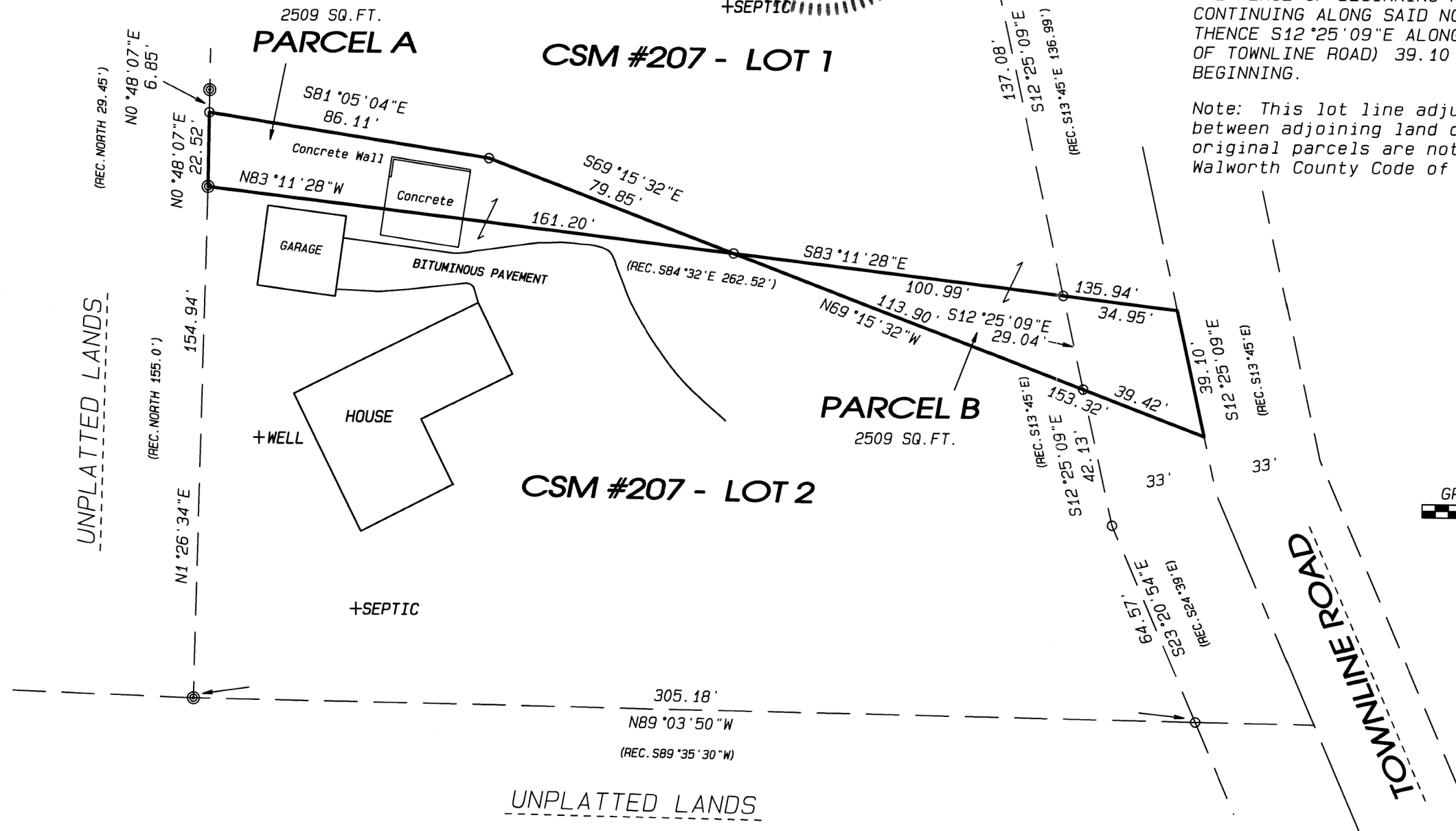


DESCRIPTION OF PARCEL A:
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO.207, RECORDED IN VOLUME 1, PAGE 207 OF CERTIFIED SURVEY MAPS OF WALWORTH COUNTY, WISCONSIN, AS DOCUMENT NO.660803 AND LOCATED IN NE 1/4 OF THE NE 1/4 OF SECTION 13. T.4N., R17E. OF THE 4TH P.M., TOWN OF TROY, WALWORTH COUNTY, WISCONSIN.
DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 1; THENCE N0°48'07"E ALONG THE WEST LINE OF SAID LOT, 22.52 FEET TO AN IRON PIN; THENCE S81°05'04"E 86.11 FEET TO AN IRON PIN; THENCE S69°15'32"E 79.85 FEET TO AN IRON PIN ON THE SOUTH LINE OF SAID LOT 1; THENCE N83°11'28"W ALONG SAID SOUTH LINE, 161.20 FEET TO THE PLACE OF BEGINNING.

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).

DESCRIPTION OF PARCEL B:
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO.207, RECORDED IN VOLUME 1, PAGE 207 OF CERTIFIED SURVEY MAPS OF WALWORTH COUNTY, WISCONSIN, AS DOCUMENT NO.660803 AND LOCATED IN NE 1/4 OF THE NE 1/4 OF SECTION 13. T.4N., R17E. OF THE 4TH P.M., TOWN OF TROY, WALWORTH COUNTY, WISCONSIN.
DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 2; THENCE S83°11'28"E ALONG THE NORTH LINE OF SAID LOT, 161.20 FEET TO AN IRON PIN AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE S83°11'28"E CONTINUING ALONG SAID NORTH LINE, 135.94 FEET TO THE NE CORNER OF SAID LOT 2; THENCE S12°25'09"E ALONG THE EAST LINE OF SAID LOT, (ALSO BEING THE CENTERLINE OF TOWNLINE ROAD) 39.10 FEET; THENCE N69°15'32"W 153.32 FEET TO THE PLACE OF BEGINNING.

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).



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ◎ FOUND 1" IRON PIPE



NOTE: FIELD WORK COMPLETED MAY 30, 2023.

NOTE: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: ASSUMED S83°11'28"E ALONG THE NORTH LINE OF SAID LOT 2.

Project No. 123 - 136 For: DAVIDSEN

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
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