HIGHFIELD GLEN CONSERVANCY, A SUBDIVISION

BEING A REDIVISION OF PART OF CERTIFIED SURVEY MAP NO. 3203, RECORDED IN VOLUME 17 ON PAGE 308 AS DOCUMENT NO. 438644 AND UNPLATTED LANDS LOCATED IN PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 AND IN PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

COUNTY PLAT

ASSIGNED S. LINE OF THE SW 1/4 OF SECTION 31-1-17
N 89°39'51" W (PER C.S.M. 3357)

ROTATE -1DEG 07MIN 04SEC
FOR GRID NORTH
WI. COORDINATE SYSTEM
SOUTH ZONE

SECTION 31-1-17
SCALE: 1"=2000'

NE 1/4 | SE 1/4 | NW 1/4 | SW 1/4

TOWNSHIP OF LINN
WALWORTH COUNTY, WISCONSIN
LOCATION SKETCH

UNPLATTED LANDS | LOT 3 C.S.M. 3203 | LOT 1 C.S.M. 3056 | 66' WIDE PRIVATE ROADWAY | CENTER 31-1-17 | UNPLATTED LANDS | SEE SHEET 2 MATCH LINE

S 01°01'42" E 1317.28' | 664.79' | 384.38' | 288.11' | S 89°23'15" E 1307.31' | 31.19' | 728.26' | S 00°21'17" E 1540.

LOT 9
357,434 SQ. FT.

LOT 2 C.S.M. 3203

WETLANDS AS FLAGGED BY ALICE THOMPSON, MAY 2007

CENTERLINE INTERMITTENT STREAM IDENTIFIED AS NAVIGABLE BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

POND

LOT 13
318,410 SQ. FT.
BUILDABLE AREA

S 00°21'17" E 378.08' | 70' | 50' | S 89°41'36" W 187.00' | 434.00' | S 89°41'36" W 687.10'

CONSERVANCY AREA & DRAINAGE EASEMENT

N 00°03'52" E 527.39' | 264.20' | 887.19' | 271.34' | 777.34' | 685.46' | 87.14' | 275.84' | 75' | 50' (TYP.) | N 89°50'50" E 285.88'

N 14°25'08" E 346.09' | N 14°36'53" E 519.59' | 108.00' | N 25°43'36" W 294.36' | N 75°14'42" E 803.32' | CENTERLINE 26' WIDE DRIVEWAY EASEMENT

N 89°17'36" W 1307.46' | 253.12' | 369.52' | 123.00' | 105.00' | 240' | N 16°37'00" E 329.89' | 119.81' | S 89°23'03" W 241.21' | S 89°23'03" W 246.02'

N 51°39'38" W 340.41' | 364.67' | S 37°21'11" W 678.24' | 20' WIDE DRAINAGE EASEMENT CENTERED ON LOT LINE

LOT 1 C.S.M. 3203

LOT 10
278,387 SQ. FT.

BUILDABLE AREA

N 89°59'53" W 687.20' | 349.62' | 50' (TYP.) | 415.00' | 50' (TYP.) | 360.00'

20' WIDE UTILITY EASEMENT

LOT 11
234,095 SQ. FT.

BUILDABLE AREA

BUILDABLE AREA | LOT 12
157,215 SQ. FT.

UNPLATTED LANDS

LOT 8
240,277 SQ. FT.

BUILDABLE AREA

S 89°17'39" E 1282.48' | 793.69' | N 89°28'32" W 418.42' | 135.74' | 21.84' | 75' (TYP.) | C-10 | C-11 | L4 | C-12 | 67.49' | S 19°23'00" E 275.37' | HIGHFIELD DRIVE 66' WIDE PRIVATE ROAD | N 19°23'00" W 275.37' | 28.35' | 140.90' | C-13 | 146.96' | S 04°31'58" W | C-14 | 137.82' | S 04°55'42" E | C-15

N 04°31'58" E 146.96' | C-7 | 74.34' | 72.82' | C-6 | N 04°55'42" W 137.82' | 99.33' | C-5 | 182.36' | 123.7

10' WIDE UTILITY EASEMENT | C-9 | L3 | C-8 | 109.09 | 135.15 | 171.74' | 108.83'

CONSERVANCY AREA & DRAINAGE EASEMENT | 20' WIDE DRAINAGE EASEMENT CENTERED ON LOT LINE | 603.38' | S 27°32'47" E 333.36' | 122.06' | 43.07' | 20' WIDE DRAINAGE EASEMENT CENTERED ON LOT LINE

BUILDABLE AREA | LOT 7
232,720 SQ. FT.

S 58°15'32" W 208.44'

BUILDABLE AREA | LOT 6
155,582 SQ. FT.

BUILDABLE AREA | LOT 5
138,535 SQ. FT.

BUILDABLE AREA | LOT 4
177,572 SQ. FT.

BUILDABLE AREA | LOT 3
178,474 SQ. FT.

BUILDABLE AREA | LOT 2
175,473 SQ. FT.

N 89°50'47" E 537.56' | S 00°04'11" W 1431.19' | N 89°56'43" E 453.43' | 228.80' | 228.72' | 20.72' | N 89°17'36" E 583.61' | 228.02' | S 89°35'49" E 961.01' | 228.00' | S 08°12'12" W 303.92'

232.86' | 894.06' | N 00°03'34" W 1318.84' | 334.69' | 289.37' | 283.55' | 299.56' | 299.56'

W. 1/4 CORNER 31-1-17

UNPLATTED LANDS | UNPLATTED LANDS | UNPLATTED LANDS | SEE SHEET 2 MATCH LINE

LEGEND

- ○ = FOUND IRON PIPE STAKE, 1 3/8" DIA.
- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ● = SET SOLID ROUND IRON BAR STAKE, 1 5/16" DIA. x 30" x 4.60 lbs./ft.
- {XXX} = RECORDED AS

ALL OTHER LOT OR MEANDER CORNERS ARE SET IRON REBAR STAKES, 3/4" DIA. x 24" x 1.50 lbs./ft.

NOTE: SEE SHEET 3 FOR LEGAL DESCRIPTION, CERTIFICATES, CURVE DATA TABLE, ETC.

LINE	BEARING	DISTANCE
L1	N 89°39'51" W	66.00'
L2	N 89°39'51" W	66.00'
L3	N 06°52'18" E	72.36'
L4	S 08°52'18" W	17.82'
L5	S 86°20'08" W	74.28'
L6	S 86°50'00" W	73.49'
L7	S 48°22'12" W	67.42'
L8	N 86°20'08" E	63.24'
L9	S 55°04'41" W	51.50'

100 50 0 100 200 300 400
MAP SCALE IN FEET ORIGINAL 1"= 100'

Peter S. Gordon 5-17-2002
Revised 11-14-2002
3-10-2003

WISCONSIN | PETER S. GORDON S-2101 ELKHORN, WI | LAND SURVEYOR

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PROJ. NO. 5708 | DATE: 05/17/2002 | SHEET: 1 OF 3