

PLAT OF SURVEY PARCEL CONSOLIDATION & LOT LINE ADJUSTMENT

PART OF LOTS 23, 24, 25, 26, & 27 OF THE REVISED PLAT "THE GARDENS"
A SUBDIVISION LOCATED IN THE SW 1/4 OF THE NE 1/4 SECTION 11
TOWN 1 NORTH, RANGE 16 EAST
VILLAGE OF FONTANA-ON-GENEVA LAKE
WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION LOT LINE ADJUSTMENT PARCEL

THAT PART OF LOT 27 OF THE REVISED PLAT "THE GARDENS" A SUBDIVISION LOCATED IN THE SW 1/4 OF THE NE 1/4 SECTION 11, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN; BEING PART OF TAX PARCEL SG 00033 TO BECOME A PART OF SG 00025, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 27 ON THE NORTHWESTERLY LINE OF NORTH LAKESHORE DRIVE; THENCE ALONG THE LINE BETWEEN LOTS 27 AND 26 OF SAID SUBDIVISION, N 32DEG 11MIN 56SEC E, 30.29 FEET; THENCE N 15DEG 06MIN 53SEC W, 21.31 FEET; THENCE N 15DEG 03MIN 47SEC W, 52.10 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF SAID SUBDIVISION; THENCE N 35DEG 40MIN 20SEC W, ALONG THE LINE BETWEEN LOTS 25 AND 27, 63.19 FEET TO THE POINT OF BEGINNING; THENCE S 50DEG 59MIN 59SEC W, 174 FEET MORE OR LESS TO THE SOUTHWEST LINE OF AN EXISTING BROOK; THENCE 32 FEET NORTHWESTERLY ALONG SAID BROOK TO THE SOUTHEAST LINE OF LOT 24 OF SAID SUBDIVISION; THENCE N 33DEG 04MIN 53SEC E, ALONG THE LINE BETWEEN LOTS 24 AND 27 OF SAID SUBDIVISION, 137.27 FEET TO AN IRON PIPE STAKE; THENCE S 58DEG 05MIN 59SEC E, 20.44 FEET; THENCE N 29DEG 56MIN 04SEC E, 48.67 FEET TO AN IRON PIPE STAKE; THENCE S 35DEG 34MIN 30SEC E, 36.92 FEET; THENCE S 35DEG 40MIN 20SEC E, 36.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9,950 SQUARE FEET OF LAND (0.23 ACRES) MORE OR LESS.

PARCEL SG 00025
1.47 ACRES AFTER
ADJUSTMENT & CONSOLIDATION

LOT 24

EXISTING RESIDENCE

EXISTING POND

WOOD PICKET FENCE

SG 00028

SG 00034

SG 00031

GAP?

SG 00003

SG 00027

ASSOCIATION

LOT LINE
ADJUSTMENT
PARCEL

9,950 S.F.
0.23 AC.

SG 00033
0.52 ACRES REMAINDER

LOT 26

EXISTING
BROOK

169' +/- ALONG THE EDGE OF THE EXISTING BROOK
AFTER LOT LINE ADJUSTMENT

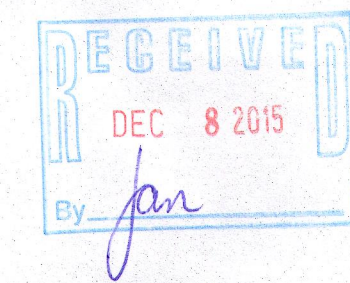
32' +/- ALONG THE
EDGE OF THE
EXISTING BROOK

LOT 27

ASSOCIATION
PARCEL

NORTH LAKESHORE DRIVE

- LEGEND
- = FOUND IRON PIPE STAKE
 - = SET IRON REBAR STAKE
 - ⊞ = FOUND CONCRETE MONUMENT
 - △ = FOUND PK NAIL
 - (xxx) = RECORDED AS



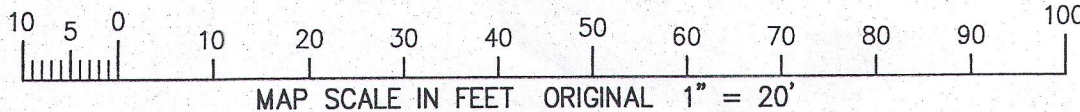
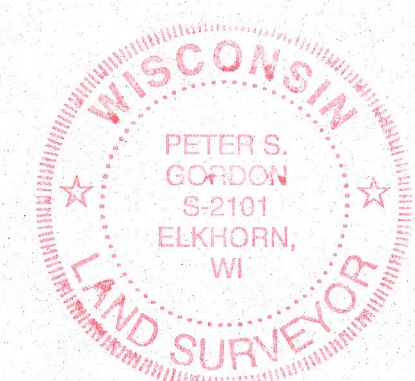
NOTE: THIS LOT LINE ADJUSTMENT BETWEEN ADJOINING LAND OWNERS DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY ZONING ORDINANCES.

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: SEPTEMBER 14, 2015

PETER S. GORDON
P.L.S. 2101



WORK ORDERED BY:
DANIEL BAUGHMAN
479 N. LOWER GARDENS ROAD
FONTANA, WI. 53125

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REVISIONS

PROJECT NO.
9320
DATE
07-15-2015
SHEET NO.
1 OF 1