

PLAT OF SURVEY  
FOR PROPOSED LOT LINE ADJUSTMENTS

EXISTING LEGAL DESCRIPTION FOR PARCEL I.D. NO. CCR 00059

PARCEL 1: ALL THAT PART OF LOT 1, BLOCK "C", OF CRYSTAL BOWL SUBDIVISION, TOWN OF RICHMOND, COUNTY OF WALWORTH, WISCONSIN, WHICH WILL HEREAFTER BE KNOWN AS LOT #1.3 IN BLOCK "C" AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE MONUMENT ON THE SOUTH LINE OF SAID LOT 1, 70.85 FEET SOUTH 77°30' WEST (MAGNETIC 12-7-49) OF THE SOUTHEASTERLY CORNER OF SAID LOT 1; RUNNING THENCE SOUTH 77°30' WEST ALONG THE SOUTH LINE OF SAID LOT, 95.0 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 32°34' WEST 37.95 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 62°25' EAST 112.0 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 12°21' EAST 64.9 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE DRIVES BOTH EAST AND SOUTH OF SAID LOT, AND INCLUDING ALL RECREATIONAL PRIVILEGES ON AND THROUGH LOTS #1.5 AND 13.3 OF BLOCK "C" IN TURTLE LAKE.

PARCEL 2: LOT 1.1 OF BLOCK "C" CRYSTAL BOWL SUBDIVISION, TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK "C", CRYSTAL BOWL SUBDIVISION, THENCE SOUTH 75°30' EAST 8 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 12°21' EAST 92.6 FEET; THENCE NORTH 76°48' EAST 81.65 FEET TO THE EAST LINE OF SAID LOT 1, BLOCK "C" AND THE WEST LINE OF ANDERSON DRIVE; THENCE NORTHERLY AND WESTERLY ALONG SAID WESTERLY LINE OF ANDERSON DRIVE TO THE PLACE OF BEGINNING. SUBJECT TO A DRIVEWAY 16 FEET WIDE ON THE SOUTHERLY SIDE AND A DRIVEWAY 28 FEET WIDE ON THE WESTERLY SIDE OF THE ABOVE DESCRIBED LOT KNOWN AS LOT 1.1, BLOCK "C".

LAND TO BE ADDED TO PARCEL I.D. NO. CCR 00059 FROM PARCEL I.D. NO. CCR 00069B

A PARCEL OF LAND BEING PART OF LOT 13 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RICHMOND, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3/4" DIAMETER FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 77°30'00" WEST, ALONG THE NORTH LINE OF SAID LOT 13, 64.10 FEET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 12°28'59" EAST 12.42 FEET; THENCE SOUTH 77°31'01" WEST 69.08 FEET; THENCE SOUTH 12°28'59" EAST 12.40 FEET; THENCE SOUTH 55°53'39" WEST 73.69 FEET TO A 1" DIAMETER SET IRON ROD; THENCE CONTINUE SOUTH 55°53'39" WEST 4.7 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF TURTLE LAKE; THENCE NORTHWESTERLY ALONG SAID HIGH WATER MARK TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE NORTH 77°30'00" EAST ALONG SAID NORTH LINE 12 FEET, MORE OR LESS, TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE CONTINUE NORTH 77°30'00" EAST, ALONG SAID NORTH LINE, 151.11 FEET TO THE POINT OF BEGINNING. CONTAINING 4,173 SQUARE FEET OF LAND, MORE OR LESS.

PROPERTY OWNERS: DANIEL AND RACHEL GRINING  
PROPERTY ADDRESS: N6527 ANDERSON DRIVE, DELAVAN, WI 53115

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).

EXISTING LEGAL DESCRIPTION FOR PARCEL I.D. NO. CCR 00070

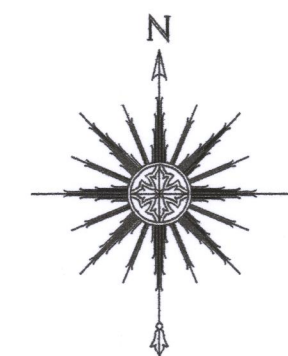
ALL THAT PART OF LOT NO. 13, BLOCK "C" OF CRYSTAL BOWL SUBDIVISION IN RICHMOND TOWNSHIP, WALWORTH COUNTY, WISCONSIN, WHICH WILL HEREAFTER BE KNOWN AS LOT NO. 13.2, BLOCK "C" AND IS DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON MONUMENT ON THE SOUTH LINE OF SAID LOT 57.98 FEET NORTH 75°28' EAST (MAGNETIC 12-7-49) OF THE SOUTHWEST CORNER OF LOT 13, RUNNING THENCE NORTH 14°32' WEST 82.4 FEET TO AN IRON MONUMENT; THENCE NORTH 77°30' EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 53.0 FEET TO AN IRON MONUMENT; THENCE SOUTH 14°32' EAST 80.52 FEET TO AN IRON PIPE MONUMENT ON THE SOUTH LINE OF SAID LOT; THENCE SOUTH 75°28' WEST 53.0 FEET TO THE PLACE OF BEGINNING. ALSO A PERPETUAL EASEMENT FOR INGRESS OVER THE DRIVEWAY NORTH OF AND ADJACENT TO SAID LOT, AND INCLUDING ALL RECREATIONAL PRIVILEGES ON AND THROUGH LOTS NO. 1.5 AND NO. 13.3 OF BLOCK "C" IN TURTLE LAKE.

LAND TO BE ADDED TO PARCEL I.D. NO. CCR 00070 FROM PARCEL I.D. NO. CCR 00069B

A PARCEL OF LAND BEING PART OF LOT 13 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RICHMOND, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" DIAMETER FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY 25.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 715.00 FEET, CENTRAL ANGLE OF 02°01'00" AND WHOSE LONG CHORD BEARS SOUTH 03°47'33" EAST 25.16 FEET TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE SOUTH 77°32'03" WEST 120.42 FEET (RECORDED AS SOUTH 77°30' WEST 120.37 FEET) TO A 5/8" DIAMETER FOUND IRON ROD; THENCE SOUTH 14°33'00" EAST 82.30 FEET (RECORDED AS SOUTH 14°32' EAST 82.4 FEET) TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 75°35'45" WEST (RECORDED AS SOUTH 75°28' WEST), ALONG SAID SOUTH LINE, 74.06 FEET TO A 1" DIAMETER SET IRON ROD; THENCE CONTINUE SOUTH 75°35'45" WEST (RECORDED AS SOUTH 75°28' WEST), ALONG SAID SOUTH LINE, 3 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF TURTLE LAKE; THENCE NORTHWESTERLY, ALONG SAID ORDINARY HIGH WATER MARK, 56.5 FEET, MORE OR LESS; THENCE NORTH 55°53'39" EAST 4.7 FEET, MORE OR LESS, TO A 1" DIAMETER SET IRON ROD; THENCE CONTINUE NORTH 55°53'39" EAST 73.69 FEET; THENCE NORTH 12°28'59" WEST 12.40 FEET; THENCE NORTH 77°31'01" EAST 69.08 FEET; THENCE NORTH 12°28'59" WEST 12.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE NORTH 77°30'00" EAST, ALONG THE NORTH LINE OF SAID LOT 13, 64.10 FEET TO THE PLACE OF BEGINNING. CONTAINING 8,038 SQUARE FEET OF LAND, MORE OR LESS.

PROPERTY OWNERS: MARK AND KIM ALBA  
PROPERTY ADDRESS: N6521 ANDERSON DRIVE, DELAVAN, WI 53115

BEARINGS HEREON RELATE TO THE NORTH LINE OF LOT 13 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION. ASSUMED BEARING OF NORTH 77°30'00" EAST TO ORIENTATE WITH PREVIOUS SURVEYS AND DEEDS OF RECORD.



0 10' 20' 40'  
SCALE: 1" = 20'

- LEGEND**
- FOUND IRON PIPE (OUTSIDE DIAMETER AS NOTED)
  - FOUND IRON ROD (DIAMETER AS NOTED)
  - SET 1-5/16" O.D. IRON PIPE
  - SET 1" DIA. IRON ROD
  - ( ) RECORDED AS

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC

LAND SURVEYS, MAPPING AND PLANNING  
272 ORIGIN STREET  
BURLINGTON, WI 53105  
262-661-4239

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THESE PROPERTIES.

CCR-59  
CCR-69B  
CCR-70



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Thomas L. Satter  
THOMAS L. SATTER S-2850

DECEMBER 19, 2018  
DATE

111812  
JOB NUMBER

007-3596