

PLAT OF SURVEY

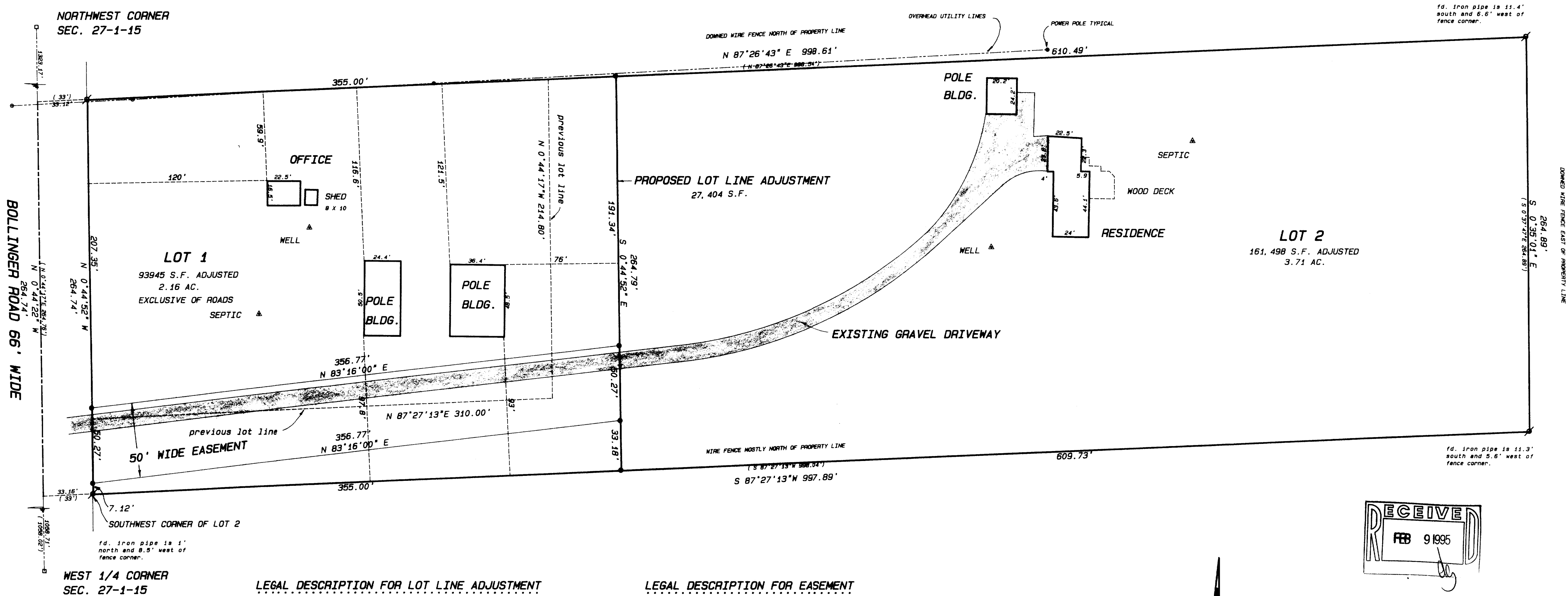
A LOT LINE ADJUSTMENT BETWEEN LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 782, RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 316 AS DOCUMENT NO. 32033, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN.

OWNERS: TIMOTHY J. KOLNIK AND LAURA LYNN KOLNIK
N792 BOLLINGER RD.
SHARON, WI. 53585

LEGAL DESCRIPTION FOR REZONE FROM A-5 TO A-4

A PART OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 782, RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 316 AS DOCUMENT NO. 32033, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 0°44'52" W ALONG THE WEST LINE OF SAID LOT 2 AND LOT 1 AND THE EASTERLY LINE BOLLINGER ROAD, 264.74 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF LOT 1; THENCE N 87°26'43" E ALONG THE NORTHERLY LINE OF SAID LOT 1, 355.00 FEET TO A SET IRON ROD; THENCE S 0°44'52" E ALONG THE EASTERLY LINE OF SAID LOT 1 AS RELOCATED BY LOT LINE ADJUSTMENT, 264.79 FEET TO A SET IRON ROD; THENCE S 87°27'12" W ALONG THE SOUTHERLY LINE OF LOT 1 AS RELOCATED BY LOT LINE ADJUSTMENT, 355.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 93,945 SQUARE FEET OF LAND MORE OR LESS.

"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."



LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 782, RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 316 AS DOCUMENT NO. 32033, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 0°44'52" W ALONG THE WEST LINE OF SAID LOT 2, 50.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LOT 1; THENCE N 87°27'13" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, 310.00 FEET TO A FOUND IRON PIPE; THENCE N 0°44'17" W ALONG THE EASTERLY LINE OF SAID LOT 1, 214.80 FEET TO A FOUND IRON PIPE; THENCE N 87°26'43" E ALONG THE NORTHERLY LINE OF LOT 2, 45.00 FEET; THENCE S 0°44'52" E 264.79 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 2; THENCE S 87°27'13" W ALONG THE SOUTHERLY LINE OF SAID LOT 2, 355.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS A LOT LINE ADJUSTMENT BETWEEN ADJOINING OWNERS OF LAND AND CONTAINS 27,404 S.F. OF LAND MORE OR LESS.

LEGAL DESCRIPTION FOR EASEMENT

AN EASEMENT FIFTY (50) FEET IN WIDTH FOR INGRESS AND EGRESS IN PERPETUITY OVER PART OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 782, RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 316 AS DOCUMENT NO. 32033, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 0°44'52" W ALONG THE WEST LINE OF SAID LOT 2 AND THE EASTERLY LINE BOLLINGER ROAD, 7.12 FEET TO A SET IRON ROD AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE N 0°44'52" W ALONG SAID ROAD LINE 50.27 FEET TO A SET IRON ROD; THENCE N 83°16'00" E 356.77 FEET TO A SET IRON ROD; THENCE S 0°44'52" E ALONG THE WESTERLY LINE OF SAID LOT 2 AS RELOCATED BY A LOT LINE ADJUSTMENT, 50.27 FEET; THENCE S 83°16'00" W 356.77 FEET TO THE POINT OF BEGINNING.

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS-CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1" = 40 FEET



I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and easements, roadways and visible encroachments, if any.

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the same, within one year from date hereof.

Kenneth B. Abernathy, Jr.
WISCONSIN REGISTERED LAND SURVEYOR, S-1594

Date: 1/18/95 Job No. 94.122.1