GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM – SOUTH ZONE

E. LINE OF THE SOUTHWEST 1/4 OF SECTION 4-1-17
BEARS N 01°18'24" W

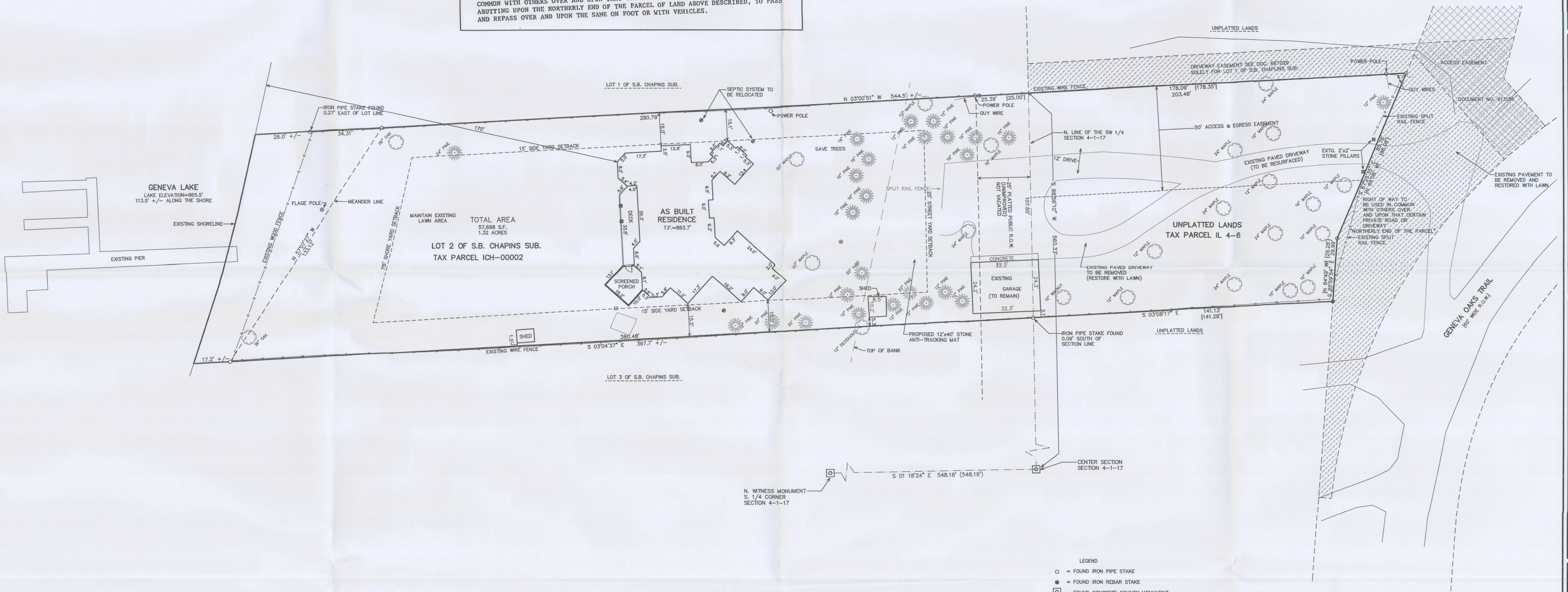
PLAT OF SURVEY

LOTS 2 OF S.B. CHAPINS SUBDIVSION AND UNPLATTED LANDS

LOCATED IN PART OF FRACTIONAL SECTION 4, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION OF RECORD:

LOT NUMBERED TWO (2) IN S.B. CHAPIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR THE COUNTY OF WALWORTH AND STATE OF WISCONSIN, ALSO A PARCEL OF LAND COMMENCING AT THE NORTHEAST CORNER ON LOT NUMBERED TWO (2) IN S.B. CHAPIN'S SUBDIVISION, SO CALLED, OF A PART OF FRACTIONAL SECTION NUMBER FOUR (4), TOWN NUMBER ONE (1) NORTH, RANGE NUMBER SEVENTEEN (17) EAST, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, IN VOL. 7 OF PLATS AT PAGE 60; FROM SAID POINT OF BEGINNING RUN NORTH IN THE EAST LINE OF NO. 2 OF SAID SUBDIVISION PRODUCED, 141.23 FEET TO AN IRON PIPE IN THE SOUTHERLY LINE OF A CERTAIN PRIVATE DRIVE; THENCE NORTH 84°49' WEST 29.28 FEET TO AN IRON PIPE; THENCE NORTH 66°08 WEST 86.08 FEET TO AN IRON PIPE; THENCE SOUTH 178.35 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT NO. 2; THENCE EAST IN THE NORTH OF SAID LOT NO. 2 107.36 FEET TO THE POINT OF BEGINNING. ALSO A RIGHT OF WAY TO BE USED IN COMMON WITH OTHERS OVER AND UPON THAT CERTAIN PRIVATE ROAD OR DRIVEWAY ABUTTING UPON THE NORTHERLY END OF THE PARCEL OF LAND ABOVE DESCRIBED, TO PASS AND REPASS OVER AND UPON THE SAME ON FOOT OR WITH VEHICLES.



LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ⊡ = FOUND CONCRETE COUNTY MONUMENT
- [XXX] = RECORDED AS

LEGAL DESCRIPTION
50' ACCESS AND EGRESS EASEMENT

AN EASEMENT FOR ACCESS AND EGRESS OVER A STRIP OF LAND 50 FEET WIDE LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIPE STAKE AT THE NORTHWEST CORNER OF LOT 2 OF S.B. CHAPINS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 232659, WALWORTH COUNTY REGISTER OF DEEDS OFFICE; THENCE N 03DEG 00MIN 51SEC W, ALONG THE EAST LINE OF SAID LOT 2 EXTENDED NORTHERLY 25.39 FEET TO THE POINT OF BEGINNING IN THE NORTHERLY LINE OF A PUBLIC RIGHT OF WAY CREATED WITH THE PLATTING OF SAID SUBDIVISION (NOT IMPROVED); THENCE CONTINUE N 03DEG 00MIN 51SEC W, ALONG THE EAST LINE OF SAID LOT 2 EXTENDED NORTHERLY, 178.09 FEET; THENCE S 67DEG 29MIN 35SEC E, 55.44 FEET; THENCE S 03DEG 00MIN 51SEC E, 155.89 FEET TO THE NORTH LINE OF SAID PUBLIC ROW; THENCE S 88DEG 59MIN 00SEC W, 50.03 FEET TO THE POINT OF BEGINNING.

RECEIVED
NOV 19 2009
By

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

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.

REVISED 11-09-2009
TOO SHOW AS BUILT
RESIDENCE

DATED: MAY 13, 2009

REVISED: 8/28/2009 – LK
SITE, GRADING, DRIANAGE & EROSION
CONTROL PLAN

REVISED 09-04-2009
TO SHOW PROPOSED
ACCESS EASE.

PETER S. GORDON R.L.S. 2101

10 5 0 10 20 30 40 50 60 70 80 90 100
MAP SCALE IN FEET ORIGINAL 1" = 20'

11/19/2009 X:\Projects\7892\Dwg\ASBUILT

– WORK ORDERED BY –
JOHN WITROCK
J. TIMORTHY BUILDERS
W4732 PEBBLE DRIVE
ELKHORN, WI 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
7892
DATE
5/13/2009
SHEET NO.
1 OF 1

ICH-2 IL 4-6

117-3106