

SITE PLAN

LOTS 10, 11 AND PART OF 12 OF S.B. CHAPINS SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION FOR REZONE FROM C-4 TO R-1

Part of Lots 10, 11 and 12 of S.B. CHAPINS SUBDIVISION, located in the Southeast 1/4 of Section 4, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows: Commence at the Northwest Corner of Lot 10 of said subdivision; THENCE South 81°19'00" E 107.66' to a found iron rod and the Point of Beginning; THENCE South 89°48'40" E 116.76 feet; THENCE South 06°51'06" West 406.94 feet; THENCE South 07°08'38" West 82.95 feet; THENCE South 06°17'10" West 130.01 feet; THENCE South 08°43'42" West 60.59 feet; THENCE South 05°17'46" West 15.61 feet; THENCE South 09°05'07" West 150.07 feet; THENCE North 69°37'25" West 10.56 feet to a point on the 100 year flood line; THENCE North 53°04'37" West along said 100 year flood line 14.29 feet; THENCE North 19°26'36" East 16.94 feet; THENCE North 20°10'00" West 8.24 feet; THENCE North 58°05'50" West 11.04 feet; THENCE North 40°53'12" West 16.15 feet; THENCE North 48°36'30" West 13.80 feet; THENCE North 04°21'33" West 12.71 feet; THENCE North 08°01'43" East 12.31 feet; THENCE North 15°35'57" East 20.43 feet; THENCE North 16°30'11" East 21.17 feet; THENCE North 27°10'35" West 18.10 feet; THENCE North 52°53'35" West 14.41 feet; THENCE North 01°59'15" East 10.21 feet; THENCE North 14°14'43" West 10.47 feet; THENCE North 67°24'43" East 12.72 feet; THENCE North 16°59'43" East 13.47 feet; THENCE North 28°04'24" West 25.03 feet; THENCE North 64°51'34" West 17.82 feet; THENCE North 40°15'29" West 7.76 feet; THENCE North 00°44'01" East 20.46 feet; THENCE North 46°55'03" East 5.03 feet; THENCE North 36°30'20" East 9.46 feet; THENCE North 24°32'04" East 21.52 feet; THENCE North 34°26'14" East 18.56 feet; THENCE North 78°57'23" East 12.51 feet; THENCE North 28°11'49" East 21.74 feet; THENCE North 13°02'01" West 12.53 feet; THENCE North 12°19'19" West 27.63 feet; THENCE North 14°22'39" East 17.08 feet; THENCE North 05°57'28" East 33.33 feet; THENCE North 08°28'52" West 34.81 feet; THENCE North 09°13'53" West 18.33 feet; THENCE North 30°25'54" East 17.70 feet; THENCE North 11°48'44" West 19.61 feet; THENCE North 42°39'13" West 26.59 feet; THENCE North 16°32'22" West 17.05 feet; THENCE North 08°32'09" West 24.41 feet; THENCE North 27°50'10" East 21.58 feet; THENCE North 24°26'52" East 31.46 feet; THENCE North 33°12'22" East 33.43 feet; THENCE North 38°27'07" East 20.42 feet; THENCE North 31°42'51" West 15.69 feet; THENCE North 58°37'02" West 25.18 feet; THENCE North 24°38'52" East 21.16 feet; THENCE North 71°31'43" East 27.84 feet; THENCE North 47°51'49" East 17.63 feet; THENCE North 02°59'59" East 29.61 feet; THENCE North 20°28'14" West 10.83 feet; THENCE North 25°44'47" West 18.27 feet; THENCE North 11°44'55" West 36.19 feet; THENCE North 22°12'03" West 16.13 feet; THENCE North 14°19'38" West 11.69 feet; THENCE North 00°27'40" West a distance of 6.71 feet to the POINT OF BEGINNING, and containing 73,088 square feet or 1.68 acres of land, more or less.

OWNER: DANIEL WALSH
91 CHAPIN RD.
LAKE GENEVA, WI. 53147

NOTES

- 1) THIS PLAT IS BASED ON A PREVIOUS PLAT OF SURVEY PREPARED BY ABERNATHY AND ASSOCIATES DATED NOV. 2, 1994 AS JOB NO. 94.906. REFER TO THIS PLAT FOR EXTERIOR BOUNDARY AND EASEMENT INFORMATION.
- 2) ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, 1929 ADJUSTMENT.
- 3) BURIED UTILITIES WERE MARKED BY OTHERS.
- 4) THE GENEVA LAKE PEDESTRIAN WALKWAY EASEMENT CONSIST OF A PATH WEST OF THE BRIDGE & IS OPEN LAWN EAST OF THE BRIDGE.
- 5) THE DRAINAGE DITCH IS USUALLY DRY, WITH ONLY PERIODIC STORM WATER DRAINING TO GENEVA LAKE

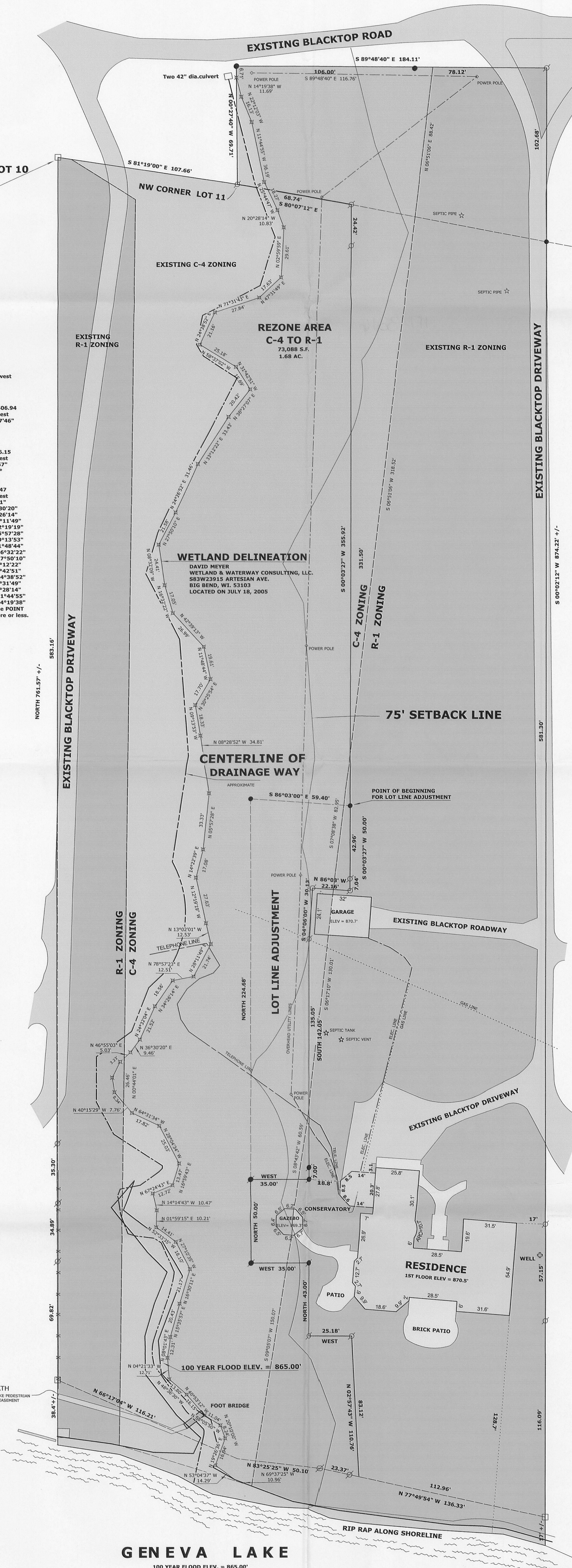
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

PART OF LOT 10 OF S.B. CHAPINS SUBDIVISION, located in the Southeast 1/4 of Section 4, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows: Commence at the Northwest Corner of Lot 10 of said subdivision; THENCE South 81°19'00" E 107.66 feet to a found iron rod and the Point of Beginning; THENCE South 89°48'40" E 116.76 feet; THENCE South 06°51'06" West 406.94 feet; THENCE South 07°08'38" West 82.95 feet; THENCE South 06°17'10" West 130.01 feet; THENCE South 08°43'42" West 60.59 feet; THENCE South 05°17'46" West 15.61 feet; THENCE South 09°05'07" West 150.07 feet; THENCE North 69°37'25" West 10.56 feet to a point on the 100 year flood line; THENCE North 53°04'37" West along said 100 year flood line 14.29 feet; THENCE North 19°26'36" East 16.94 feet; THENCE North 20°10'00" West 8.24 feet; THENCE North 58°05'50" West 11.04 feet; THENCE North 40°53'12" West 16.15 feet; THENCE North 48°36'30" West 13.80 feet; THENCE North 04°21'33" West 12.71 feet; THENCE North 08°01'43" East 12.31 feet; THENCE North 15°35'57" East 20.43 feet; THENCE North 16°30'11" East 21.17 feet; THENCE North 27°10'35" West 18.10 feet; THENCE North 52°53'35" West 14.41 feet; THENCE North 01°59'15" East 10.21 feet; THENCE North 14°14'43" West 10.47 feet; THENCE North 67°24'43" East 12.72 feet; THENCE North 16°59'43" East 13.47 feet; THENCE North 28°04'24" West 25.03 feet; THENCE North 64°51'34" West 17.82 feet; THENCE North 40°15'29" West 7.76 feet; THENCE North 00°44'01" East 20.46 feet; THENCE North 46°55'03" East 5.03 feet; THENCE North 36°30'20" East 9.46 feet; THENCE North 24°32'04" East 21.52 feet; THENCE North 34°26'14" East 18.56 feet; THENCE North 78°57'23" East 12.51 feet; THENCE North 28°11'49" East 21.74 feet; THENCE North 13°02'01" West 12.53 feet; THENCE North 12°19'19" West 27.63 feet; THENCE North 14°22'39" East 17.08 feet; THENCE North 05°57'28" East 33.33 feet; THENCE North 08°28'52" West 34.81 feet; THENCE North 09°13'53" West 18.33 feet; THENCE North 30°25'54" East 17.70 feet; THENCE North 11°48'44" West 19.61 feet; THENCE North 42°39'13" West 26.59 feet; THENCE North 16°32'22" West 17.05 feet; THENCE North 08°32'09" West 24.41 feet; THENCE North 27°50'10" East 21.58 feet; THENCE North 24°26'52" East 31.46 feet; THENCE North 33°12'22" East 33.43 feet; THENCE North 38°27'07" East 20.42 feet; THENCE North 31°42'51" West 15.69 feet; THENCE North 58°37'02" West 25.18 feet; THENCE North 24°38'52" East 21.16 feet; THENCE North 71°31'43" East 27.84 feet; THENCE North 47°51'49" East 17.63 feet; THENCE North 02°59'59" East 29.61 feet; THENCE North 20°28'14" West 10.83 feet; THENCE North 25°44'47" West 18.27 feet; THENCE North 11°44'55" West 36.19 feet; THENCE North 22°12'03" West 16.13 feet; THENCE North 14°19'38" West 11.69 feet; THENCE North 00°27'40" West a distance of 6.71 feet to the POINT OF BEGINNING, and containing 73,088 square feet or 1.68 acres of land, more or less.

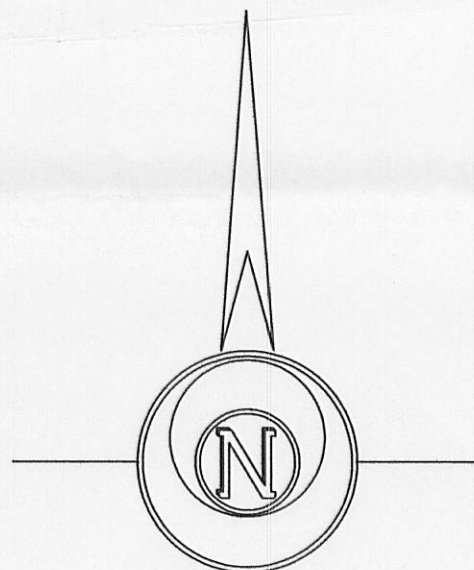
"This lot line adjustment between adjoining land owners does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Zoning Ordinance."

NOTES:

- 1) "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 Ordinance."
- 2) PREVIOUS LOT LINE ADJUSTMENTS
DOC. 312852, VOL. 636, P. 7119
DOC. 345577, VOL. 644, P. 9095
- 3) TOTAL ACREAGE = 239,565 S.F. (5.50 AC.)
EXISTING R-1 ZONING EAST = 2.35 AC.
EXISTING R-1 ZONING WEST = 0.71 AC.
EXISTING C-4 ZONING = 0.76 AC.
REZONE CHANGE FROM C-4 TO R-1 = 73,088 S.F. (1.68 AC.)



GENEVA LAKE
100 YEAR FLOOD ELEV. = 865.00'



LEGEND

- WETLAND DELINEATION
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- FOUND CONCRETE MONUMENT
- FOUND CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1" = 30 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 dimensions of all principal buildings thereon, boundary fences, apparent 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 title thereto within one year from date hereof."

Mark L. Mirtitz
MARK L. MIRITZ
S-2582
WISCONSIN REGISTERED
LAND SURVEYOR S-2582
DATE: JULY 7, 2005 JOB NO. 04.1102

REVISED 8/09/2005 TO SHOW
WETLAND DELINEATION
REVISED 8/12/05 TO SHOW
REZONE PLAT

