

PLAT OF SURVEY – PROPOSED LOT LINE ADJUSTMENT
LOTS 8, 9, & 10 OF THE BIRCHES FIRST ADDITION

LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

PARCEL 1:
Lots Eight (8) and Nine (9) of the Birches First Addition, located in Section 9, Town 1 North, Range 17 East, according to the original plat thereof recorded in the Office of the Register of Deeds of Walworth County on the 27th day of July, 1926, in Volume 8 of Plats on pages 83 and 84. Said land being in the Town of Linn, Walworth County, Wisconsin.
Tax Key No. IBA1 00005
Address: N1963 Birches Drive

PARCEL 2:
Lot Ten (10) of the Birches First Addition, located in Section 9, Town 1 North, Range 17 East, according to the original plat thereof recorded in the Office of the Register of Deeds of Walworth County on the 27th day of July, 1926, in Volume 8 of Plats on pages 83 and 84. Said land being in the Town of Linn, Walworth County, Wisconsin.
Tax Key No. IBA1 00005B

LEGAL DESCRIPTIONS PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. WA-18667 DATED FEBRUARY 3, 2021

LEGAL DESCRIPTION – TAX PARCEL IBA1 00005A TO BECOME PART OF TAX PARCEL IBA1 00005. 1,512 SQ. FT.

LEGAL DESCRIPTION – TAX PARCEL IBA1 00005 AFTER LOT LINE ADJUSTMENT

LOTS 8 AND 9 OF THE BIRCHES FIRST ADDITION, A SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, AND A PORTION OF LOT 10 OF SAID SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE EASTERLY-MOST CORNER OF LOT 10 OF THE BIRCHES FIRST ADDITION, A SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 10, N 57DEG 08MIN 04SEC W, 76.07 FEET TO THE POINT OF BEGINNING; THENCE S 77DEG 51MIN 56SEC W, 22.30 FEET; THENCE N 57DEG 08MIN 04SEC W, 80.11 FEET; THENCE N 12DEG 08MIN 04SEC W, 22.30 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 10; THENCE S 57DEG 08MIN 04SEC E, 111.65 FEET TO THE POINT OF BEGINNING. CONTAINING 55,650 SQUARE FEET (1.28 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – TAX PARCEL IBA1 00005A AFTER LOT LINE ADJUSTMENT

LOT 10 OF THE BIRCHES FIRST ADDITION, A SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, EXCEPTING THEREFROM A PORTION OF SAID LOT 10 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE EASTERLY-MOST CORNER OF LOT 10 OF THE BIRCHES FIRST ADDITION, A SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 10, N 57DEG 08MIN 04SEC W, 76.07 FEET TO THE POINT OF BEGINNING; THENCE S 77DEG 51MIN 56SEC W, 22.30 FEET; THENCE N 57DEG 08MIN 04SEC W, 80.11 FEET; THENCE N 12DEG 08MIN 04SEC W, 22.30 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 10; THENCE S 57DEG 08MIN 04SEC E, 111.65 FEET TO THE POINT OF BEGINNING. CONTAINING 29,786 SQUARE FEET (0.68 ACRES) OF LAND, MORE OR LESS.

NOTE: 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)

CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) VEGETATION TO BE CLEARED
- 3) TOPSOIL STRIPPED
- 4) FOUNDATIONS DUG & POURED
- 5) WALLS BACKFILLED (WASTE EXCESS OFFSITE)
- 6) FRAMING & HOME CONSTRUCTION COMPLETED
- 7) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF ANY UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

NOTE: ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION FULLY BRACED AND STAKED TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE 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 THE DATE HEREOF.

DATED: 2/22/2021

CHRISTOPHER A. HODGES
LAND SURVEYOR
S-2760
ELKHORN, WIS.

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ⊕ = UTILITY POLE LOCATED
 - ⊞ = TRANSFORMER LOCATED
 - ⊞ = ELECTRIC BOX LOCATED
 - ⊞ = CABLE BOX LOCATED
 - ⊞ = TELEPHONE BOX LOCATED
 - = FLAGGED ELECTRIC LINE LOCATED
 - = FLAGGED GAS LINE LOCATED
 - = EXISTING WOOD FENCE
 - ⊕ = SOIL TEST BORING LOCATED
 - {XXX} = RECORDED AS
 - FF = FIRST FLOOR GRADE
 - TF = TOP OF FOUNDATION GRADE
 - LL = LOWER LEVEL GRADE
 - GE = GARAGE ENTRY GRADE
 - TW = TOP OF WALL GRADE
 - WS = WATER SURFACE GRADE
 - XXX = PROPOSED SPOT GRADE

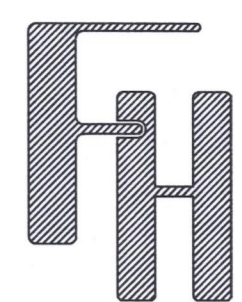
LAND DISTURBANCE AREA: 45,000 S.F.

NOTE: SNOW COVER ACROSS SITE ON DATE OF SURVEY. EXISTING IMPROVEMENTS SHOWN HEREON MAY BE INACCURATE AND/OR INCOMPLETE.
UNABLE TO DETERMINE LOCATION OF SHORE PATH ON DATE OF SURVEY.
DRIVEWAY SIZE AND LOCATION PER PLAT OF SURVEY BY MARK R. MADSEN DATED 12/21/2017.
A CONSERVATION EASEMENT RECORDED AS DOCUMENTS NO. 276297 AND 683301 AFFECTS LOTS 8, 9, & 10 SHOWN HEREON.



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IBA1-5 IBA1-5A



THE COLLINS RESIDENCE
PLAT OF SURVEY
N1963 BIRCHES DRIVE
LAKE GENEVA, WISCONSIN

WORK ORDERED BY –
LOWELL CUSTOM HOMES
401 LAKE GENEVA, WI 53147

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

6/16/2022	– DHC
NEW FOUNDATION W/	STEPS OUTSIDE TO LL
8/26/2022	– LK
ADD L.L.A. AND ADJUST	PROPOSED LAYOUT
9/9/2022	– LK
ADJUST DRIVEWAY	
9/12/2022	– LK
ADJUST L.L.A.	
10/11/2022	– LK
ADJUST L.L.A. AND	RESIDENCE LOCATION
10/17/2022	– LK
ADVANCE	

PROJECT NO.
9871.21

DATE
02/22/2021

SHEET NO.
1 OF 1