

LOT LINE ADJUSTMENT SURVEY

LOCATED IN PART OF THE NW 1/4 AND SW 1/4 OF
SECTION 33, TOWN 1 NORTH, RANGE 18 EAST,
WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

OF PROPERTY DESCRIBED AS:

PARCEL A

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGER 18 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 662.08 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 260.57 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST, A DISTANCE OF 263.64 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 304.69 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 213.75 FEET TO THE NORTHEASTLY RIGHT OF WAY FOR COUNTY TRUNK HIGHWAY "B"; THENCE NORTH 28 DEGREES 38 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 290.40 FEET, THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1025.29 FEET, AN ARC DISTANCE OF 251.76 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 23 SECONDS EAST, A DISTANCE OF 165.34 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 111.43 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 300.71 FEET, TO THE POINT OF BEGINNING. ALSO

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGER 18 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 662.08 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 260.57 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST, A DISTANCE OF 564.35 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 111.43 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 280.07 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 149.14 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 288.64 FEET TO THE POINT OF BEGINNING. CONTAINING 4.84 ACRES.

PARCEL C (LOT LINE ADJUSTMENT PARCEL)

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGER 18 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 662.08 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 260.57 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST, A DISTANCE OF 564.35 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 111.43 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 280.07 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 149.14 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 288.64 FEET TO THE POINT OF BEGINNING. CONTAINING 2.43 ACRES.

THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OF 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.

PARCEL B

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGER 18 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 662.08 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 260.57 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST, A DISTANCE OF 111.43 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 23 SECONDS WEST, A DISTANCE OF 165.34 FEET TO THE NORTHEASTLY RIGHT OF WAY FOR COUNTY TRUNK HIGHWAY "B"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY AND ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1025.29 FEET, AN ARC DISTANCE OF 251.76 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 23 SECONDS EAST, A DISTANCE OF 165.34 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 111.43 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 300.71 FEET, TO THE POINT OF BEGINNING. EXCEPT

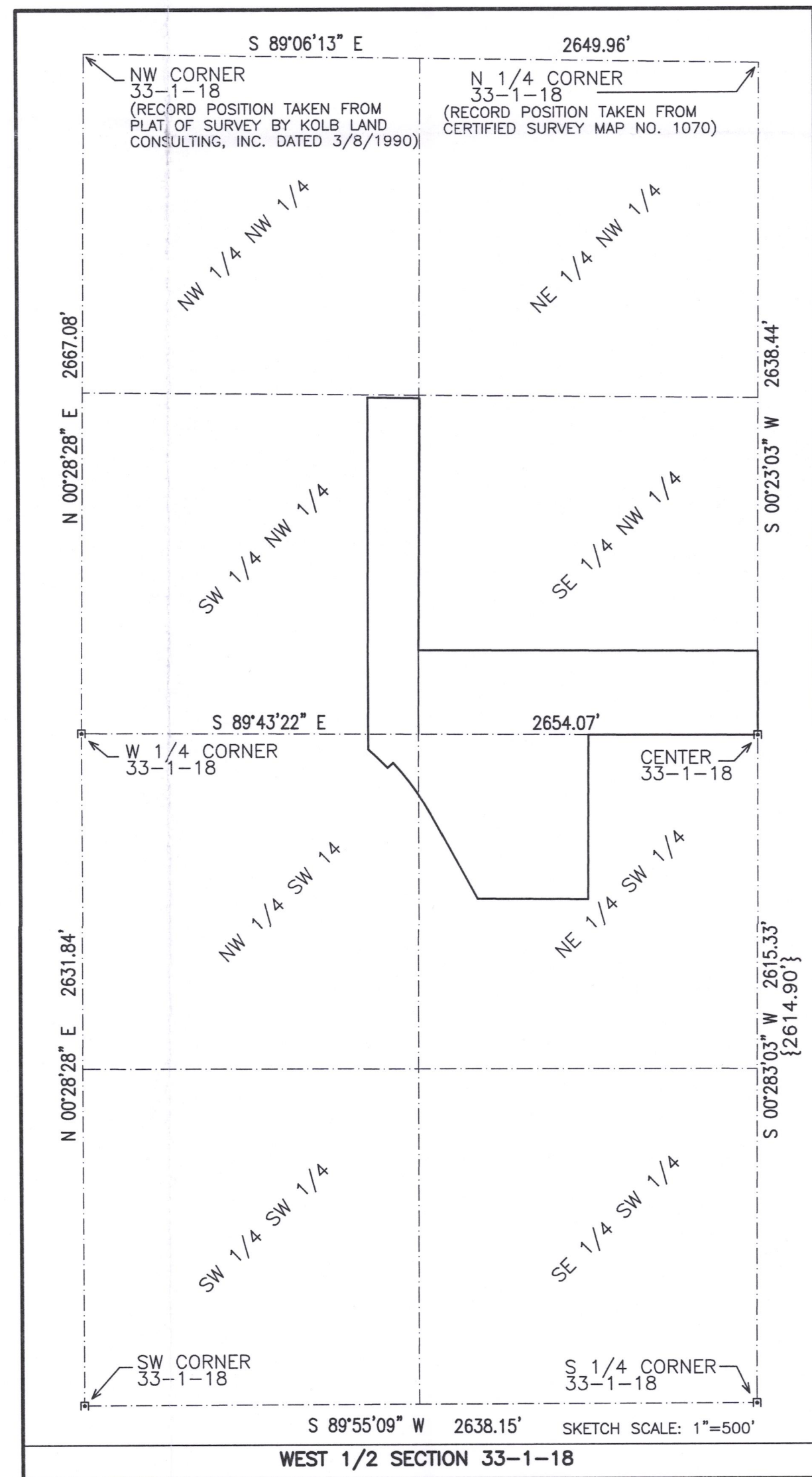
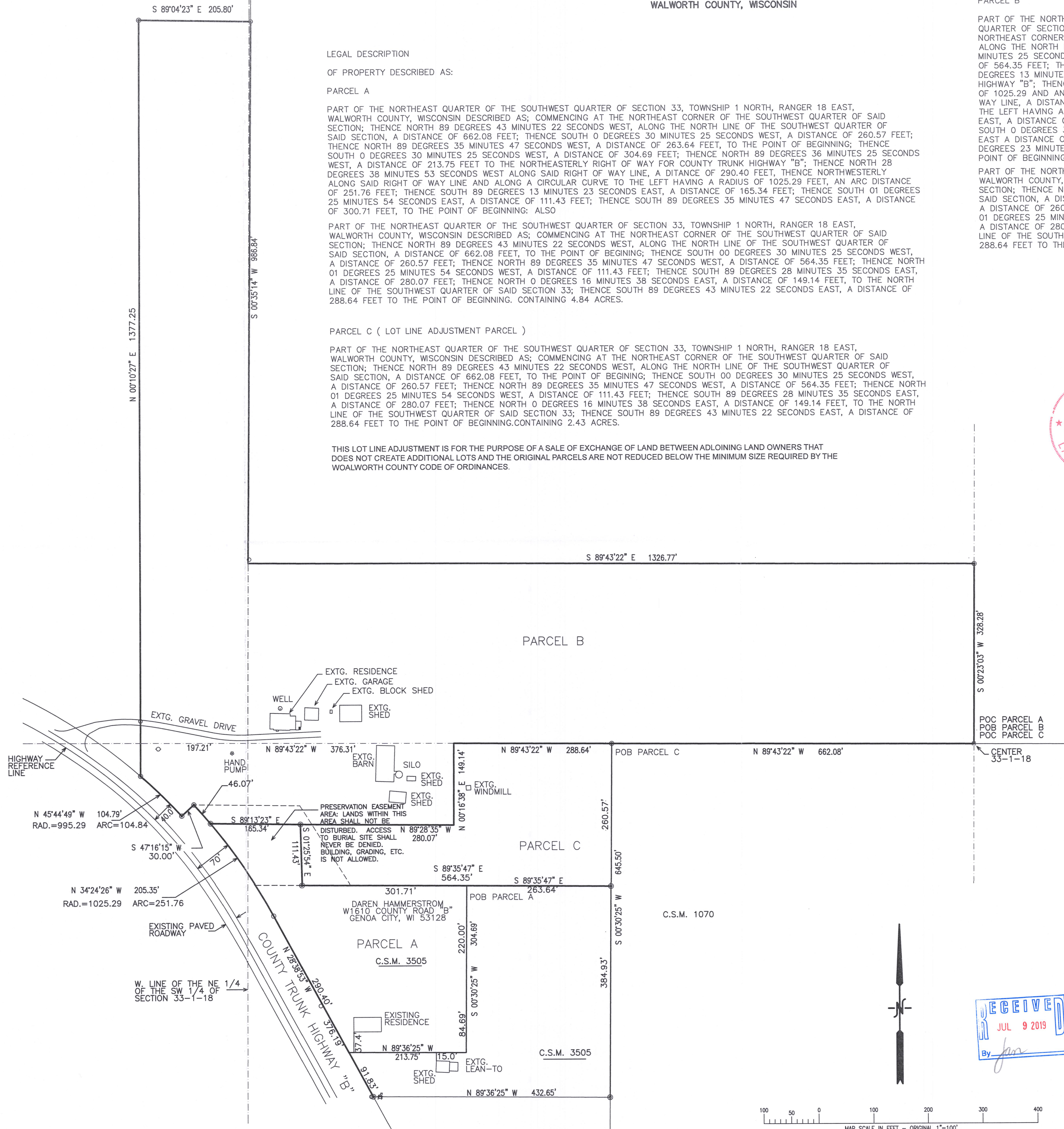
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGER 18 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 662.08 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 260.57 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST, A DISTANCE OF 564.35 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 111.43 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 280.07 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 149.14 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 288.64 FEET TO THE POINT OF BEGINNING. CONTAINING 18.23 ACRES.

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.

DATED: 6/20/2019

BRIAN M. CARLSON P.L.S. 2039



LOT LINE ADJUSTMENT

WORK ORDERED BY -
BRIAN HAMMARSTROM
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GENOA CITY, WI. 53128

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REVISIONS

PROJECT NO.

5832

DATE

6/20/2019

SHEET NO.

1 OF 1

MB-33-2
MA3959-1

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