

PLAT OF SURVEY – LOT LINE ADJUSTMENT WITH MODIFICATIONS OF RESTRICTIONS AND EASEMENTS LOTS 5, 6, AND 7 OF KENNEY WOODS SUBDIVISION

LOCATED IN PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 9 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 10,
TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION – ADJUSTMENT PARCEL A

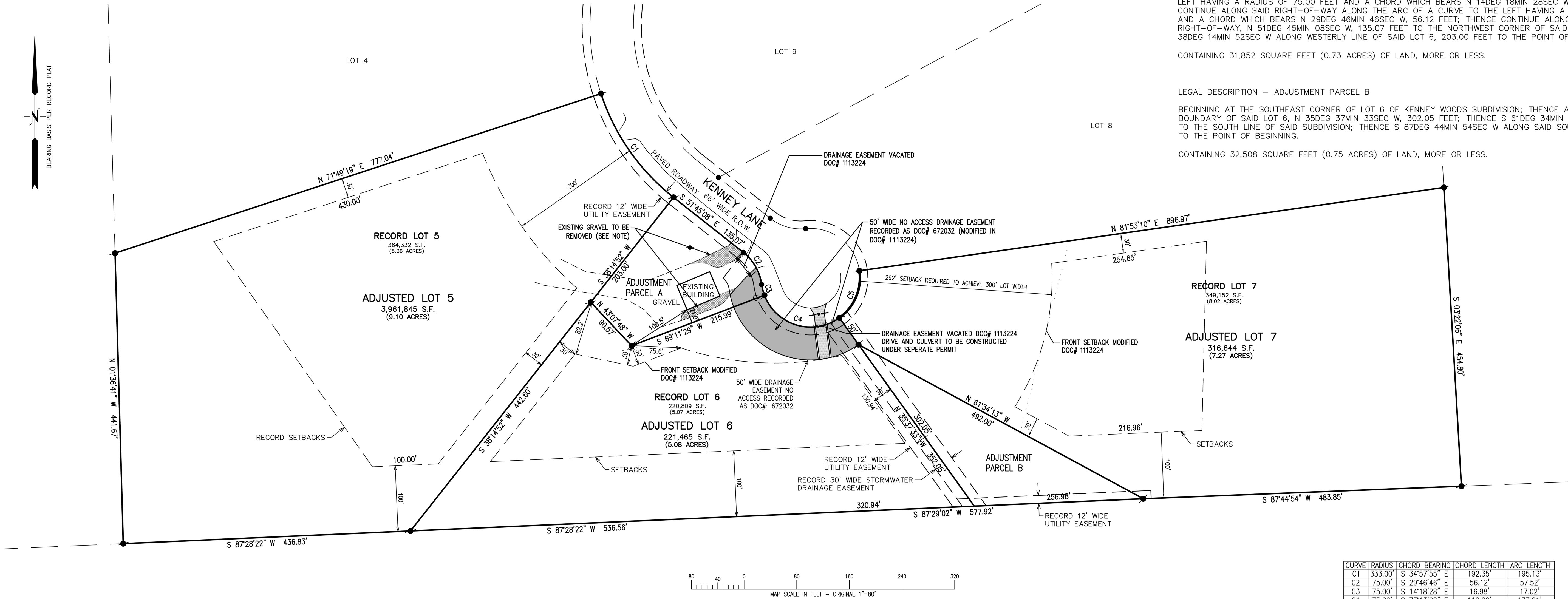
COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF KENNEY WOODS SUBDIVISION; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 6, N 38DEG 14MIN 52SEC E, 442.60 FEET TO THE POINT OF BEGINNING; THENCE S 43DEG 07MIN 48SEC E, 90.57 FEET; THENCE N 69DEG 11MIN 29SEC E, 215.99 FEET TO THE SOUTH RIGHT-OF-WAY OF KENNEY LANE; THENCE ALONG THE ARC OF A CURVE OF SAID SOUTH RIGHT-OF-WAY TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS N 14DEG 18MIN 28SEC W, 16.98 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS N 29DEG 46MIN 46SEC W, 56.12 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, N 51DEG 45MIN 08SEC W, 135.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 38DEG 14MIN 52SEC W ALONG WESTERLY LINE OF SAID LOT 6, 203.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,852 SQUARE FEET (0.73 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – ADJUSTMENT PARCEL B

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 OF KENNEY WOODS SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 6, N 35DEG 37MIN 33SEC W, 302.05 FEET; THENCE S 61DEG 34MIN 13SEC E, 492.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S 87DEG 44MIN 54SEC W ALONG SAID SOUTH LINE, 256.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,508 SQUARE FEET (0.75 ACRES) OF LAND, MORE OR LESS.



LEGAL DESCRIPTION – ADJUSTED LOT 5

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN BEING LOT 5 OF KENNEY WOODS SUBDIVISION RECORDED AT THE REGISTER OF DEEDS IN WALWORTH COUNTY AS DOCUMENT NO. 672032. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

INCLUDING PART OF LOT 6 OF KENNEY WOODS SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF KENNEY WOODS SUBDIVISION; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 6, N 38DEG 14MIN 52SEC E, 442.60 FEET TO THE POINT OF BEGINNING; THENCE S 43DEG 07MIN 48SEC E, 90.57 FEET; THENCE N 69DEG 11MIN 29SEC E, 215.99 FEET TO THE SOUTH RIGHT-OF-WAY OF KENNEY LANE; THENCE ALONG THE ARC OF A CURVE OF SAID SOUTH RIGHT-OF-WAY TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS N 14DEG 18MIN 28SEC W, 16.98 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS N 29DEG 46MIN 46SEC W, 56.12 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, N 51DEG 45MIN 08SEC W, 135.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 38DEG 14MIN 52SEC W ALONG WESTERLY LINE OF SAID LOT 6, 203.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 396,185 SQUARE FEET (9.10 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – ADJUSTED LOT 6

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN BEING LOT 6 OF KENNEY WOODS SUBDIVISION RECORDED AT THE REGISTER OF DEEDS IN WALWORTH COUNTY AS DOCUMENT NO. 672032.

EXCEPTING THEREFROM THAT PORTION OF LOT 6 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF KENNEY WOODS SUBDIVISION; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 6, N 38DEG 14MIN 52SEC E, 442.60 FEET TO THE POINT OF BEGINNING; THENCE S 43DEG 07MIN 48SEC E, 90.57 FEET; THENCE N 69DEG 11MIN 29SEC E, 215.99 FEET TO THE SOUTH RIGHT-OF-WAY OF KENNEY LANE; THENCE ALONG THE ARC OF A CURVE OF SAID SOUTH RIGHT-OF-WAY TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS N 14DEG 18MIN 28SEC W, 16.98 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS N 29DEG 46MIN 46SEC W, 56.12 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, N 51DEG 45MIN 08SEC W, 135.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 38DEG 14MIN 52SEC W ALONG WESTERLY LINE OF SAID LOT 6, 203.00 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING PART OF LOT 7 OF KENNEY WOODS SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 OF KENNEY WOODS SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 6, N 35DEG 37MIN 33SEC W, 302.05 FEET; THENCE S 61DEG 34MIN 13SEC E, 492.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S 87DEG 44MIN 54SEC W ALONG SAID SOUTH LINE, 256.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 221,464 SQUARE FEET (5.08 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – ADJUSTED LOT 7

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN BEING LOT 7 OF KENNEY WOODS SUBDIVISION RECORDED AT THE REGISTER OF DEEDS IN WALWORTH COUNTY AS DOCUMENT NO. 672032.

EXCEPTING THERFROM PART OF LOT 7 OF KENNEY WOODS SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 OF KENNEY WOODS SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 6, N 35DEG 37MIN 33SEC W, 302.05 FEET; THENCE S 61DEG 34MIN 13SEC E, 492.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S 87DEG 44MIN 54SEC W ALONG SAID SOUTH LINE, 256.98 FEET TO THE POINT OF BEGINNING.

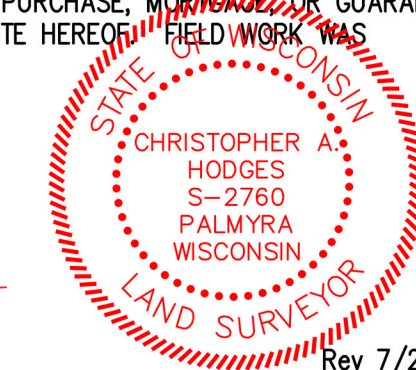
CONTAINING 316,644 SQUARE FEET (7.26 ACRES) OF LAND, MORE OR LESS.

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 RECORD BOUNDARIES DEFINED BY KENNEY WOODS SUBDIVISION DATED 12/14/2005 RECORDED AS DOC. #672032 IN WALWORTH COUNTY, WISCONSIN. 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 HEREON FIELD WORK WAS CONDUCTED 8/22/2024.

DATED: 9/13/2024

Christopher A. Hodges
CHRISTOPHER A. HODGES P.L.S. 2760



Rev 7/20/25-Comments from Property Lister.

NOTES: 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).

DAVID HUIZINGA TRUST OWNS ALL THREE LOTS; LOT 5, LOT 6 AND 7 OF KENNY WOODS SUBDIVISION

ADJUSTED LOT 6 WILL REQUIRE ACCESS FROM KENNY LANE, TO PROVIDE FOR THIS, THE EXISTING 50' DRAINAGE EASEMENT IS BEING SHORTENED

ALL LOTS ARE ZONED C-2 (MINIMUM 5 ACRES)

GRAVEL DRIVE AREA TO BE REMOVED SHALL BE COMPLETED UNDER A SEPERATE PERMIT

LEGEND

- FOUND IRON REBAR STAKE
- SET IRON REBAR STAKE
- REMOVE EXISTING GRAVEL
- EXISTING DRAINAGE EASEMENT

LOT LINE ADJUSTMENT

N4161 KENNEY LANE
DELAVER, WISCONSIN

– WORK ORDERED BY –
DANIEL HUIZINGA TRUST
N4161 KENNEY LANE
DELAVER, WI 53115

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING – ARCHITECTURE – SURVEYING

7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

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REVISIONS

8/29/2024 – DHC LOT 6 ACCESS NOTES	06/16/2025-CAH Rev per CTY Comments; Remove setbacks, drainage easements, etc
8/30/2024 – DHC LOT 6 ACCESS AREA	7-2-25 Rev LLA since AOC recorded
10/14/2024 – DHC EASEMENTS & NOTES	7-14-25 Drafting Edits (256.98 dist, curve left, N/S and E/W)
05/23/2025 – CAH LLA	

PROJECT NO.

6453.24

DATE

08/02/2024

SHEET NO.

1 OF 1