



WORK ORDERED BY:  
KUNES COUNTRY FORD  
1234 EAST GENEVA STREET  
DELAN, WI.

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  
12-27-2013

PROJECT NO.  
8920  
DATE:  
11-18-2013  
SHEET NO.  
1 OF 1

PLAT OF SURVEY FOR  
LOT LINE ADJUSTMENT  
LOTS 28 THRU 33 OF BLOCK 1  
INLET OAKS SUBDIVISION NO. 3  
LOCATED IN THE NE 1/4 SECTION 22  
TOWN 2 NORTH, RANGE 16 EAST  
WALWORTH COUNTY, WI.

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  
THERE TO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 21, 2013 REVISED 12-30-2013  
01-03-2014

*Peter S. Gordon*  
PETER S. GORDON R.L.S. 2101



LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT PARCEL

A PART OF TAX PARCEL FIN 300026 TO BECOME A PART OF PARCEL FIN 300025,  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 16 EAST,  
TOWN OF DELAVAN, WALWORTH COUNTY WISCONSIN, BEING PART OF BLOCK 1 OF INLET  
OAKS SUBDIVISION NO. 3, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 1 AT THE INTERSECTION OF  
THE NORTH LINE OF NEGLAY AVE AND THE NORTHEAST LINE OF STATE TRUNK HIGHWAY  
"50"; THENCE N 39DEG 23MIN 15SEC W, ALONG SAID HIGHWAY "50", 32.75 FEET TO  
THE POINT OF BEGINNING; THENCE CONTINUE N 39DEG 23MIN 15SEC W, 17.03 FEET;  
THENCE N 51DEG 03MIN 17SEC E, 114.30 FEET TO THE SOUTHWEST LINE OF A 20  
FOOT WIDE ALLEY; THENCE S 39DEG 02MIN 52SEC E, 17.03 FEET; THENCE S 51DEG  
03MIN 17SEC W, 114.20 FEET TO THE POINT OF BEGINNING. CONTAINING 1,945  
S.F. OF LAND (0.04 ACRES) MORE OR LESS.

NOTE: 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  
ORDINANCES.

LEGAL DESCRIPTION  
EASEMENT PARCEL

AN EASEMENT FOR PARKING OVER A STRIP OF LAND 5 FEET WIDE, LOCATED IN THE  
NORTHEAST 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN,  
WALWORTH COUNTY WISCONSIN, BEING PART OF BLOCK 1 OF INLET OAKS SUBDIVISION  
NO. 3, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 1 AT THE INTERSECTION OF  
THE NORTH LINE OF NEGLAY AVE AND THE NORTHEAST LINE OF STATE TRUNK HIGHWAY  
"50"; THENCE N 39DEG 23MIN 15SEC W, ALONG SAID HIGHWAY "50", 27.75 FEET TO  
THE POINT OF BEGINNING; THENCE CONTINUE N 39DEG 23MIN 15SEC W, 5.00 FEET;  
THENCE N 51DEG 03MIN 17SEC E, 114.20 FEET TO THE SOUTHWEST LINE OF A 20  
FOOT WIDE ALLEY; THENCE S 39DEG 02MIN 52SEC E, 5.00 FEET; THENCE S 51DEG  
03MIN 17SEC W, 114.17 FEET TO THE POINT OF BEGINNING.

ASSIGNED NE LINE LOTS 28 THRU 33  
S 39°02'52" E

B-2 ZONING

FIN 300022

N 51°03'07" E

115.48

LOT 27  
LOT 28

FIN 300023

LOT 28  
LOT 29

FIN 300024

LOT 29  
LOT 30

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

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LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

S.T.H. 50

20' WIDE ALLEY

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EXISTING AREA  
FIN 300025 11,460 S.F.  
FIN 300026 10,473 S.F.

LLA PARCEL 1,945 S.F.

AFTER LLA  
FIN 300025 13,405 S.F.  
FIN 300026 8,527 S.F.

LEGEND

- = SET IRON REBAR STAKE
- = FOUND IRON PIPE STAKE
- △ = FOUND SPIKE IN PAVEMENT
- ▲ = FOUND CHIZELED "X"
- ✕ = SET MAG NAIL IN PAVEMENT
- (XXX) = RECORDED AS

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

NEGLAY AVE

FIN3 -23  
1 -24  
FIN3 -25  
FIN3 -26

216-5102

