

PLAT OF SURVEY

PROPOSED REZONE FROM A-2 TO C-2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNERS: ROBERT AND CAROL McLEARNON  
N3748 BOWERS RD.  
LAKE GENEVA, WI. 53147

REZONE LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE S 88°40'45" E ALONG THE NORTH LINE OF SAID SECTION 1707.97 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 2238 AND THE POINT OF BEGINNING; THENCE N 49°16'22" E ALONG THE CENTERLINE OF BOWERS ROAD 460.72 FEET; THENCE S 8°15'29" E ALONG THE CENTERLINE OF A 50 FOOT WIDE EASEMENT 340.19 FEET; THENCE S 4°29'00" E ALONG SAID CENTERLINE 293.75 FEET TO A POINT IN THE NORTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2238; THENCE N 89°14'15" W ALONG SAID LINE 151.78 FEET TO A POINT IN THE WESTERLY LINE OF SAID CERTIFIED SURVEY MAP; THENCE N 0°45'50" E ALONG SAID WESTERLY LINE 280.00 FEET; THENCE N 87°31'30" W 312.07 FEET TO A POINT IN THE CENTERLINE OF BOWERS ROAD; THENCE N 49°16'22" E ALONG SAID CENTERLINE 51.26 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.66 ACRES OF LAND MORE OR LESS.

NOTE:

THIS PLAT IS TO BE USED FOR REZONE CONSIDERATIONS ONLY AND ANY SUBSEQUENT LAND DIVISION WILL BE SUBJECT TO WALWORTH COUNTY APPROVAL.

C.S.M. # 2438  
PREVIOUS FARMLAND SEPARATION

PARCEL ZONED C-2 TO BE ADDED TO PROPOSED REZONE PARCEL  
150,037 S.F.  
3.44 AC.

TOTAL PROPOSED PARCEL = 265,733 S.F.  
6.10 AC.

TOTAL REZONE PARCEL = 115,696 S.F.  
2.66 AC.

PART OF JG - 14 - 8  
60,818 S.F. (1.4 AC)

EXISTING 50' WIDE EASEMENT FOR INGRESS AND EGRESS  
CREATED BY C.S.M. # 2238

REMNANT PART OF JG - 14 - 8  
7.50 AC. +

PART OF JG - 23 - 1 INVOLVED IN REZONE  
833 S.F. (0.02 AC.)

PART OF LOT 2 C.S.M. # 2238  
54,045 S.F. (1.24 AC.)

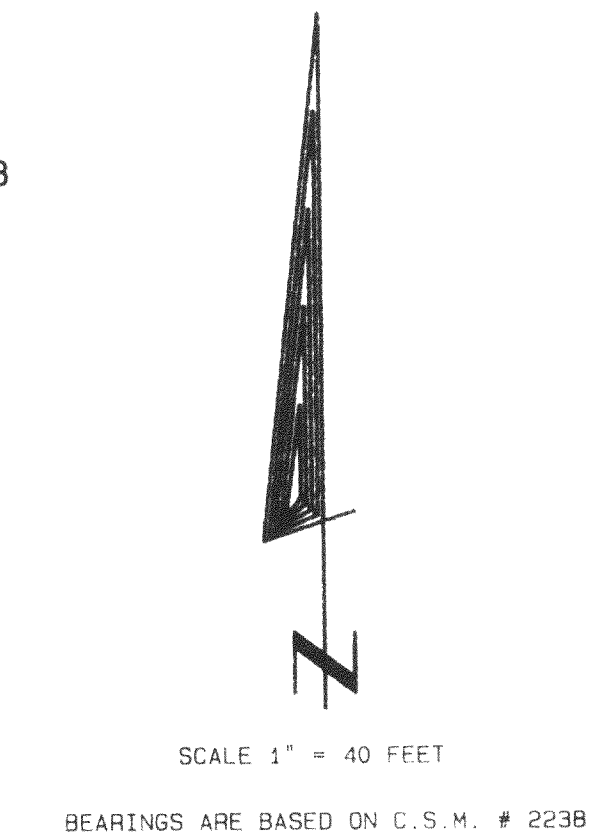
JG - 23 - 1

PREVIOUS LOT LINE ADJUSTMENT

PART OF LOT 2 C.S.M. # 2238  
REMNANT = 13.17 AC.

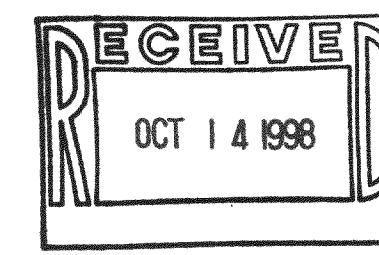
LOT 1 C.S.M. # 2238  
ZONED C-2

C-2 ZONING



- Legend
- FOUND IRON PIPE
  - FOUND IRON ROD
  - FOUND BRASS LAPPED MONUMENT
  - FOUND CONCRETE MONUMENT
  - CHISEL CUT IN CONCRETE
  - SET IRON ROD 24" LONG, WEIGHING 15 LBS. LINEAL FT. 1.5" DIA.
  - SET IRON ROD 12" LONG, WEIGHING 4.5 LBS. LINEAL FT. 1.5" DIA.
  - REQUIRED AS DIMENSION
  - EXISTING FENCE

SCALE: 1" = 40 FEET



Kenneth B. Abernathy Jr.  
KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR,  
S-1594  
Date: OCT. 12, 1997 Job No. 95516

REVISED 10/14/98