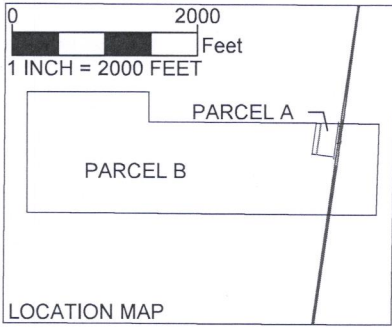
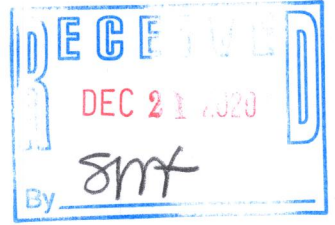
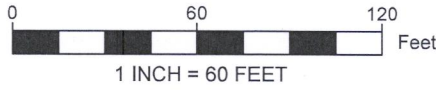


LOT LINE ADJUSTMENT

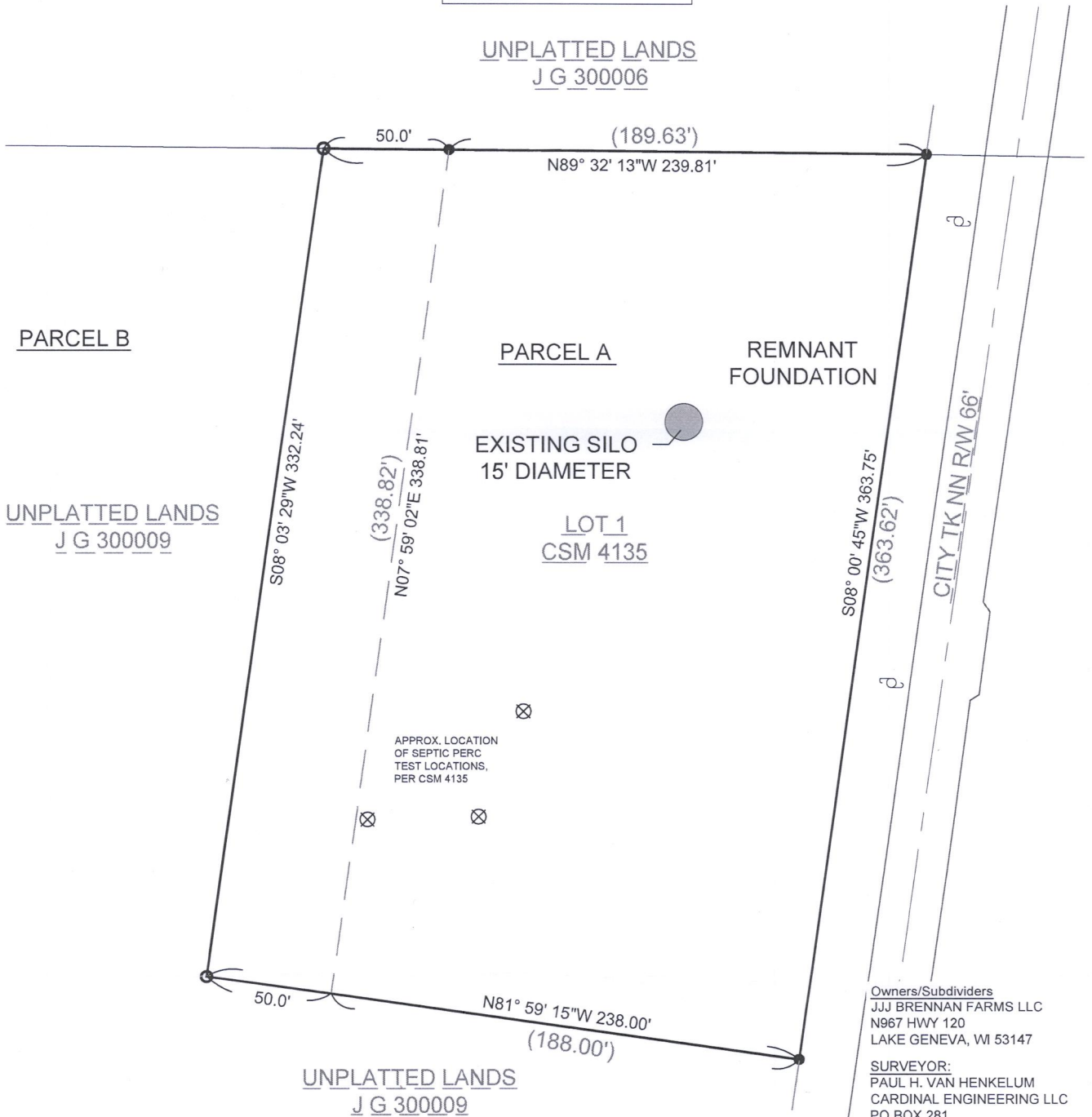
Part of the SE 1/4 of Section 3 in Township 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.



Basis of Bearing: All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

LEGEND	
●	FOUND 1" IRON PIPE
○	SET 1" O.D. IRON PIPE SET 18" LONG, 1.13#.L.F.
(XX)	RECORDED PER CSM 2947
■	EXISTING BUILDING

UNPLATTED LANDS
J G 300006

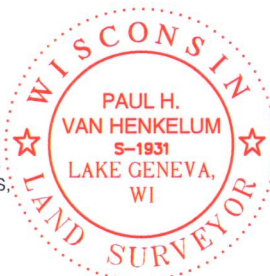


Owners/Subdividers
JJJ BRENNAN FARMS LLC
N967 HWY 120
LAKE GENEVA, WI 53147

SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
PO BOX 281
LAKE GENEVA, WI 53147
262-757-8776

NOTE:

- TOTAL ACREAGE AFTER LOT LINE ADJUSTMENT 1.90 ACRES.
- 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.



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

PAUL H VAN HENKELUM, PLS #1931

DATE

10/27/2020

Instrument drafted by Paul H. Van Henkelum, P.L.S.#1931

SHEET 1 OF 1
DATE 10-08-2020
REVISED 10-27-2020
JOB#20435

JA4135-1

217-4711

LOT LINE ADJUSTMENT

Part of the SE $\frac{1}{4}$ of Section 3 in Township 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

LEGAL DESCRIPTION PRIOR TO LOT LINE ADJUSTMENT:

PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

PARCEL A:

LOT 1 OF CSM #4135 AS RECORDED IN DOCUMENT 734220 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS.

PARCEL B:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3 TOWNSHIP 2 RANGE 17 EAST; ALSO, 55.25 ACRES BEGINNING FROM THE SOUTH LINE OF SAID SOUTHEAST 1/4 BEING 990' WIDE NORTH AND SOUTH AND 2310' LONG ON THE NORTH LINE EXCLUDING A PARCEL DESCRIBED IN VOLUME 400 PG. 823; ALSO, EXCLUDING A PARCEL DESCRIBED IN VOLUME 400 PG. 823; ALSO, EXCLUDING CSM #4135 AS RECORDED IN DOCUMENT 734220 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS.

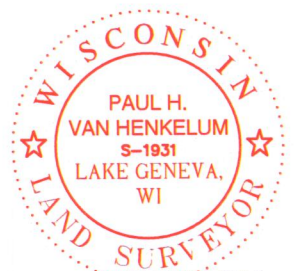
LEGAL DESCRIPTION AFTER LOT LINE ADJUSTMENT:

PARCEL A:

LOT 1 OF CSM #4135 AS RECORDED IN DOCUMENT 734220 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS; ALSO, COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CSM #4135; THENCE N89°32'13"W 50.00'; THENCE S08°03'29"W 332.24'; THENCE S81°59'15"E 50.00'; THENCE N07°59'02"E 338.81' TO THE POINT OF BEGINNING.

PARCEL B:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3 TOWNSHIP 2 RANGE 17 EAST; ALSO, 55.25 ACRES BEGINNING FROM THE SOUTH LINE OF SAID SOUTHEAST 1/4 BEING 990' WIDE NORTH AND SOUTH AND 2310' LONG ON THE NORTH LINE EXCLUDING A PARCEL DESCRIBED IN VOLUME 400 PG. 823. ALSO EXCLUDING A PARCEL DESCRIBED IN VOLUME 400 PG. 823. ALSO EXCLUDING CSM #4135 AS RECORDED IN DOCUMENT 734220 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS. ALSO EXCLUDING COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CSM #4135 THENCE N89°32'13"W 50.00'; THENCE S08°03'29"W 332.24'; THENCE S81°59'15"E 50.00'; THENCE N07°59'02"E 338.81' TO THE POINT OF BEGINNING.



SHEET 1 OF 1
DATE 10-08-2020
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