

# LAND-MARK SURVEYING

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## LEGAL DESCRIPTION OF EAST PARCEL

CURT A. AND LISA C. ZIEGLER

## CLARIFICATION OF OWNERSHIP

DOC. NO. 0586823

CERTIFIED SURVEY MAP NO. 3642

A division of Lot 1 of Certified Survey Map No. 2206 and lands located in the NW 1/4, SW 1/4 and the NE 1/4 of the NE 1/4 of Section 21, Town 2 North, Range 18 East, Town of Lyons, Walworth County, Wisconsin.

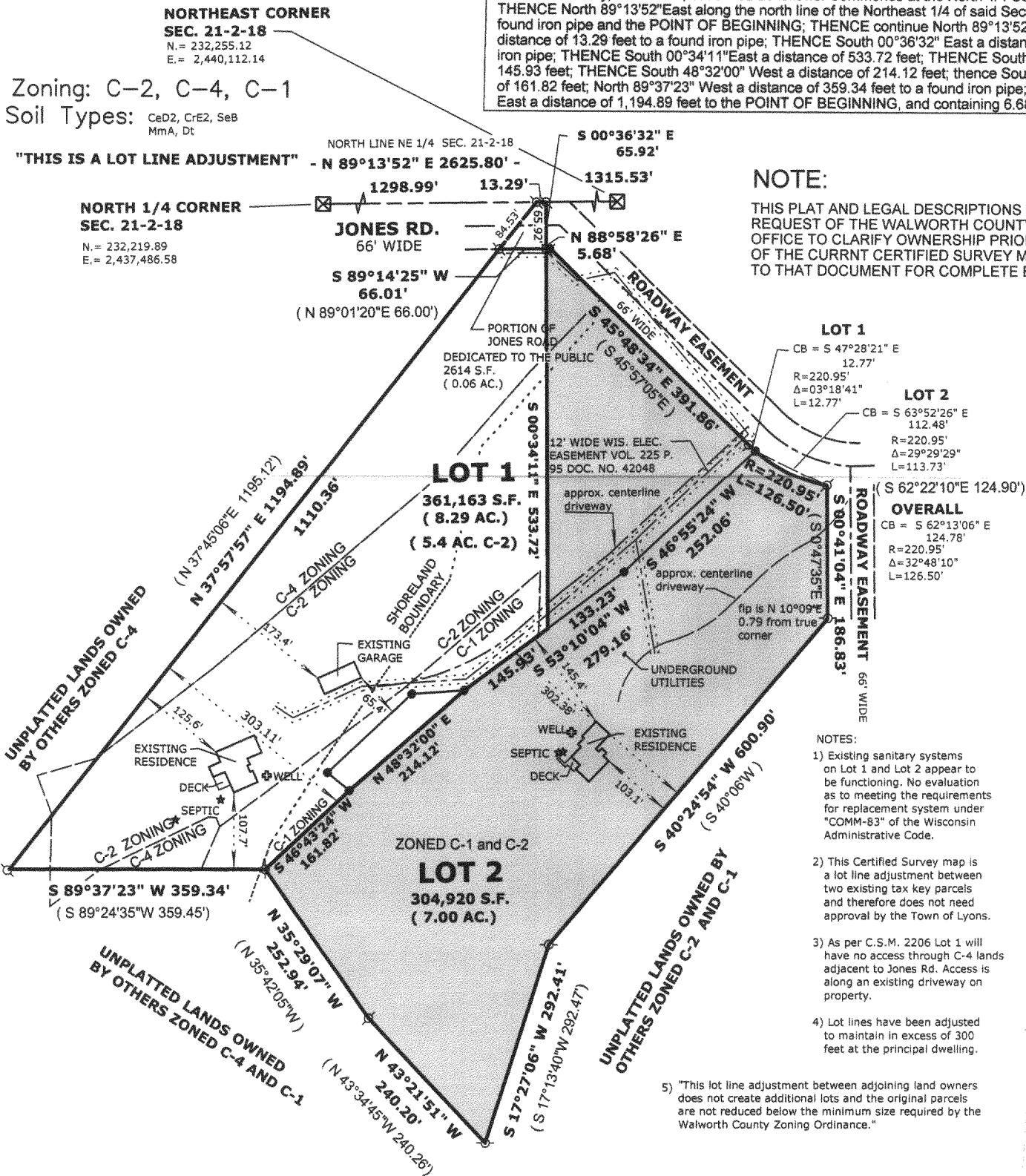
Owners: Curt A. and Lisa C. Ziegler ( Lot 2 )  
6275 Jones Rd.  
Burlington, Wi. 53105

Ziegler Revocable Trust ( Lot 1 )  
6603 Jones Rd.  
Burlington, Wi. 53105

Part of Lot 1 and Lot 2 of Certified Survey Map No. 3642, located in the Northwest 1/4, Southwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 21, Town 2 North, Range 18 East, Town of Lyons, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 Corner of said Section 21; THENCE North 89°13'52" East along the north line of the Northeast 1/4 of said Section 21, 1298.99 feet to a found iron pipe; THENCE continue North 89°13'52" East along said section line a distance of 13.29 feet to a found iron pipe; THENCE South 00°36'32" East a distance of 65.92 feet to a found iron pipe and the POINT OF BEGINNING; THENCE North 88°58'26" East a distance of 5.68 feet to a found iron rod; THENCE South 45°48'34" East a distance of 391.86 feet to a point on a curve; THENCE along a curve to the left having a radius of 220.95 feet a delta of 32 degrees 48 minutes 10 seconds, an arc length 126.50 feet and a chord which bears South 62°13'06" East having a chord distance of 124.78 feet to a found iron pipe; THENCE South 00°41'04" East a distance of 186.83 feet; THENCE South 40°24'54" West a distance of 600.90 feet to a found iron pipe; THENCE S 17°27'06" W a distance of 292.41 feet; THENCE N 43°21'51" W a distance of 240.20 feet; THENCE N 35°29'07" W a distance of 252.94 feet; THENCE N 46°43'24" E a distance of 161.82 feet; THENCE N 48°32'00" E a distance of 214.12 feet; THENCE N 53°10'04" E a distance of 145.93 feet; THENCE N 00°34'11" W a distance of 533.72 feet to a found iron pipe to the POINT OF BEGINNING, and containing 8.67 acres of land, more or less.

## LEGAL DESCRIPTION OF WEST PARCEL - ZIEGLER TRUST

Part of Lots 1 and Lot 2 of Certified Survey Map No. 3642, located in the Northwest 1/4, Southwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 21, Town 2 North, Range 18 East, Town of Lyons, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 Corner of said Section 21; THENCE North 89°13'52" East along the north line of the Northeast 1/4 of said Section 21, 1298.99 feet to a found iron pipe and the POINT OF BEGINNING; THENCE continue North 89°13'52" East along said section line a distance of 13.29 feet to a found iron pipe; THENCE South 00°36'32" East a distance of 65.92 feet to a found iron pipe; THENCE South 53°10'04" East a distance of 145.93 feet; THENCE South 48°32'00" West a distance of 214.12 feet; thence South 46°43'24" West a distance of 161.82 feet; North 89°37'23" West a distance of 359.34 feet to a found iron pipe; THENCE North 37°57'57" East a distance of 1,194.89 feet to the POINT OF BEGINNING, and containing 6.68 acres of land, more or less.



### NOTE:

THIS PLAT AND LEGAL DESCRIPTIONS WERE MADE AT THE REQUEST OF THE WALWORTH COUNTY PROPERTY LISTERS OFFICE TO CLARIFY OWNERSHIP PRIOR TO THE RECORDING OF THE CURRNT CERTIFIED SURVEY MAP NO. 3642. REFER TO THAT DOCUMENT FOR COMPLETE BOUNDARY INFORMATION.

### LOT 1

CB = S 47°28'21" E  
12.77'  
R=220.95'  
Δ=03°18'41"  
L=12.77'

### LOT 2

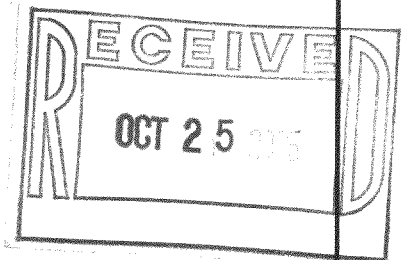
CB = S 63°52'26" E  
112.48'  
R=220.95'  
Δ=29°29'29"  
L=113.73'

(S 62°22'10" E 124.90')

OVERALL  
CB = S 62°13'06" E  
124.78'  
R=220.95'  
Δ=32°48'10"  
L=126.50'

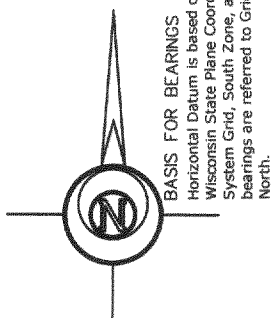
### NOTES:

- Existing sanitary systems on Lot 1 and Lot 2 appear to be functioning. No evaluation as to meeting the requirements for replacement system under "COMM-83" of the Wisconsin Administrative Code.
- This Certified Survey map is a lot line adjustment between two existing tax key parcels and therefore does not need approval by the Town of Lyons.
- As per C.S.M. 2206 Lot 1 will have no access through C-4 lands adjacent to Jones Rd. Access is along an existing driveway on property.
- Lot lines have been adjusted to maintain in excess of 300 feet at the principal dwelling.
- "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 Ordinance."



## LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 200 FEET

THIS SKETCH HAS BEEN PREPARED FROM DOCUMENTS OF RECORD FOR CLARIFICATION PURPOSES. THIS FIRM HAS COMPLETED NO CURRENT FIELD WORK CONCERNING THESE PARCELS OR CERTIFIED SURVEY MAPS.

MARK L. MIRITZ  
WISCONSIN REGISTERED  
LAND SURVEYOR S-2582

DATE: JUNE 17, 2005 JOB NO. 94.1010

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