

PROPOSED LAND DIVISION AND REZONE

LANDS LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN.

Kenneth B. Abernathy Jr.
 Kenneth B. Abernathy Jr.
 Wis. Reg. No. S-1594
 Abernathy & Associates
 W4056 Bray Road
 Elkhorn, Wisconsin 53121
 (414) 723-4260



DATED MARCH 3, 1999

LYONS HILLSIDE SUBD.

CHARLES & MICHELLE JACKLEY
 303 W. CHESTNUT
 BURLINGTON, WI. 53105

C.S.M. # 2416

EILEEN MAERZKE
 506 E. MAIN ST
 WATERFORD, WI. 53185

PAUL MUELLER
 DENNIS TULLY
 248 N. PINE ST
 BURLINGTON, WI. 53105

HEGEMAN'S SUBD.
 BRANDI STREET
 ZONED R-3
 LOT 30

JEFFERY MOEN
 JULIE ANN LEITHEUSSER
 6026 SPRING VALLEY RD.
 BURLINGTON, WI. 53105

LOT 29
 RANDALL AND CHRISTINE ROTH
 5937 SPRING VALLEY RD.
 BURLINGTON, WI. 53105

JOSEPH AND AMY YOST
 6038 SPRING VALLEY RD.
 BURLINGTON, WI. 53105

CHARLES AND PEGGY OSTRANDER
 6038 SPRING VALLEY RD.
 BURLINGTON, WI. 53105

KENNETH AND CAROL EHLEN
 P.O. BOX 215
 LYONS, WI. 53148

MARTY AND PATRICIA CHRISTOPHERSON
 1709 HILL ST
 BURLINGTON, WI. 53105

DAVID AND KIM BLINK
 P.O. BOX 115
 LYONS, WI. 53148

JOHN AND MARY ANN CHEDADA
 MADELINE SCHAEFER
 P.O. BOX 213
 LYONS, WI. 53148

OWNER: PHIL BURDO
 6007 SPRING VALLEY ROAD
 BURLINGTON, WI. 53105

C.S.M. # 1291

LEGAL DESCRIPTION FOR PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE N 89°33'55" W ALONG THE SOUTH LINE OF SAID SECTION 160.98 FEET TO A POINT IN THE CENTERLINE OF SOUTH ROAD; THENCE N 27°34'31" W ALONG SAID CENTERLINE 564.72 FEET; THENCE N 39°07'53" W ALONG SAID CENTERLINE 422.73 FEET; THENCE N 18°22'50" W ALONG SAID CENTERLINE 125.73 FEET; THENCE N 72°57'00" E ALONG THE SOUTHERLY LINE OF LOTS 6 THROUGH 12 OF THE ORIGINAL PLAT OF THE VILLAGE OF LYONS 246.29 FEET; THENCE N 71°46'27" E ALONG SAID LINE 248.72 FEET; THENCE N 80°00'00" E 261.08 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE SOUTH ALONG SAID SECTION LINE 1144.37 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 11.30 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1144.37 FEET TO THE POINT OF BEGINNING; THENCE S 80°00'00" W 261.08 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF THE ORIGINAL PLAT OF THE VILLAGE OF LYONS; THENCE N 18°22'50" W ALONG THE EAST LINE OF SAID LOT 165.00 FEET TO A POINT IN THE CENTERLINE OF SPRING VALLEY ROAD; THENCE N 71°46'27" E ALONG SAID CENTERLINE 325.47 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH ALONG SAID SECTION LINE 213.04 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.25 ACRES OF LAND MORE OR LESS.

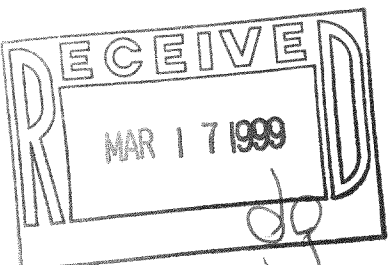
LEGAL DESCRIPTION FOR PARCEL 3

LOTS 6 AND 7 OF THE ORIGINAL PLAT OF THE VILLAGE OF LYONS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1144.37 FEET; THENCE S 80°00'00" W 261.08 FEET; THENCE S 71°46'27" W ALONG THE SOUTHERLY LINE OF LOTS 6 THROUGH 12 OF THE ORIGINAL PLAT OF THE VILLAGE OF LYONS 248.72 FEET; THENCE S 72°57'00" W ALONG SAID LINE 213.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE N 18°22'50" W ALONG THE EASTERLY LINE OF SOUTH ROAD 132.00 FEET TO A POINT IN THE SOUTHERLY LINE OF SPRING VALLEY ROAD; THENCE N 72°57'00" E ALONG SAID ROAD LINE 132.00 FEET; THENCE S 18°22'50" E 132.04 FEET; THENCE S 72°57'00" W 132.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.40 ACRES OF LAND MORE OR LESS.

NOTE:

THIS PLAT IS TO BE USED FOR REZONE CONSIDERATIONS ONLY AND IF THE REZONES ARE APPROVED, A CERTIFIED SURVEY MAP APPROVED BY THE TOWN OF LYONS AND WALWORTH COUNTY WILL BE REQUIRED FOR THIS LAND DIVISION.

REFERENCE DEED - VOL. 489 P. 282 DOC. NO. 195245 JUNE 6, 1990



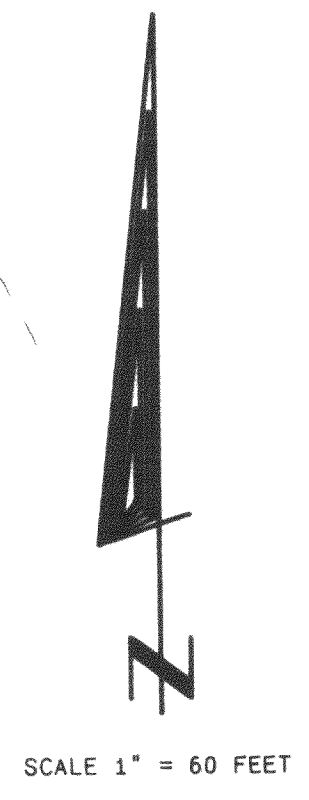
SOUTHWEST CORNER
 SEC. 10-2-18

- N 89°33'55" W 2643.01' -

(WEST 161.04')

SOUTH 1/4 CORNER
 SEC. 10-2-18

RICHARD AND MARJORIE HELLGENTHAL
 1840 SOUTH RD.
 BURLINGTON, WI. 53105



THE NORTH - SOUTH 1/4 SECTION LINE FOR SECTION 10 WAS ASSUMED TO BEAR NORTH TO MATCH THE PLAT OF HEGEMAN'S SUBDIVISION AND CERTIFIED SURVEY MAP NO. 2162.

UNPLATTED LANDS

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 10 - 2 - 18

ZONED A-1

ZONED R-2

ZONED P-2

PARCEL 1
 492,098 S.F. GROSS
 455,176 S.F. EXCLUSIVE OF ROAD
 REZONE FROM A-3 TO C-2

REZONE FROM A-3 TO R-2 (sewered)

REZONE FROM A-3 TO R-2 (sewered)

PARCEL 2
 43,680 S.F. NET
 EXISTING RESIDENCE

SPRING VALLEY ROAD
 CENTERLINE AS TRAVELLED

C.S.M. # 1195

ZONED R-2

C.S.M. # 1291

LEGAL DESCRIPTION FOR PARCEL 1

LEGAL DESCRIPTION OF PARCEL 2

LEGAL DESCRIPTION FOR PARCEL 3

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REFERENCE DEED - VOL. 489 P. 282 DOC. NO. 195245 JUNE 6, 1990

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