

NORTHWEST CORNER
SECTION 10-2-18

N89°10'11"E

2010.53'

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10-2-18

N89°10'11"E

594.18'

NORTH 1/4 CORNER
SECTION 10-2-18

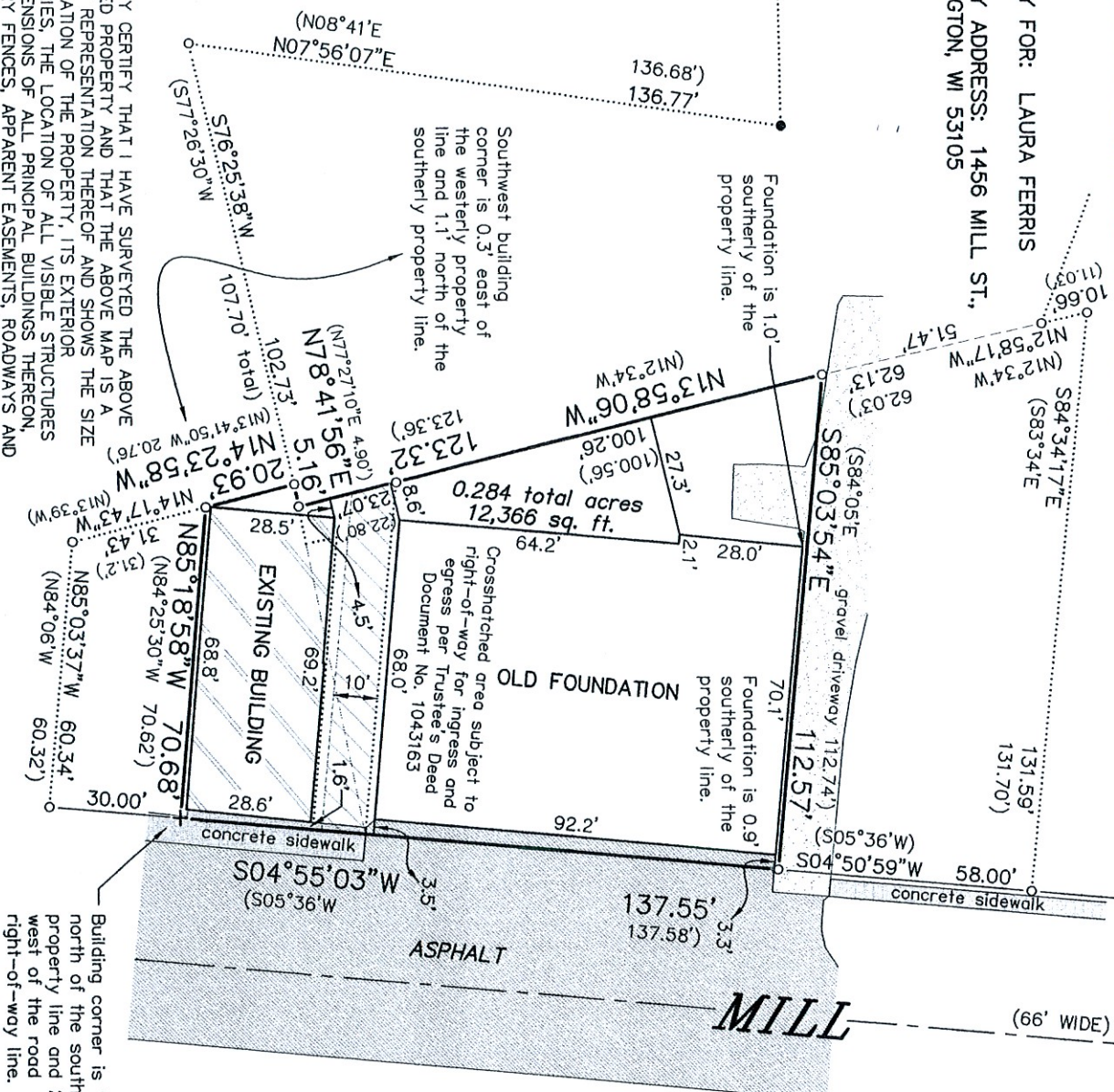
PLAT OF SURVEY

-OF-

THE SOUTHERLY 4 FEET OF LOT 17, BLOCK 2 OF THE PLAT OF BURKE AND CAMPBELL'S VILLAGE OF LYONS, AS PLATTED AND RECORDED AND ALSO LOT 18 OF SAID BLOCK 2 OF BURKE AND CAMPBELL'S VILLAGE OF LYONS AFORESAID, EXCEPTING THAT PART OF SAID LOT 18 HERETOFORE CONVEYED BY JOHN S. HEILGENTHAL AND ANNA M. HEILGENTHAL, HIS WIFE, TO ONE HENRY F. HARM BY DEED DATED OCTOBER 22, 1918, AND RECORDED OCTOBER 15, 1918 IN VOLUME 153 OF DEEDS, ON PAGE 171, IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY AFORESAID; ALSO EXCEPTING THAT PART OF LOT 18 HERETOFORE CONVEYED BY JOHN S. HEILGENTHAL AND WIFE TO FERDINAND ROBERTS BY DEED DATED FEBRUARY 9, 1918 AND RECORDED FEBRUARY 14, 1918 IN VOLUME 128 OF DEEDS ON PAGE 293, WALWORTH COUNTY RECORDS, ALL OF SAID PREMISES HEREBY CONVEYED LYING AND BEING IN THE TOWN OF LYONS, IN THE COUNTY OF WALWORTH AND STATE OF WISCONSIN; MORE PARTICULARLY AND SPECIFICALLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER FO SAID LOT 18; THENCE NORTH 5°36' EAST 26 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 84°09' WEST 88.56 FEET; THENCE NORTH 12°34' WEST 72.86 FEET; THENCE SOUTH 84°05' EAST 112.74 FEET; THENCE SOUTH 5°36' WEST 69.08 FEET TO THE PLACE OF BEGINNING, ALSO: A PART OF LOT 18, BLOCK 2 OF BURKE & CAMPBELL'S VILLAGE OF LYONS AS PLATTED AND RECORDED, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 84°21' WEST 80 FEET; THENCE NORTH 12°34' WEST 27.70 FEET; THENCE SOUTH 84°09' EAST 88.56 FEET; THENCE SOUTH 5°36' WEST 26 FEET TO THE PLACE OF BEGINNING, ALSO GRANTING TO THE PART OF THE SECOND PART, HIS HEIRS AND ASSIGNS, A PERPETUAL RIGHT-OF-WAY FOR INGRESS AND EGRESS ON A STRIP OF LAND 10 FEET IN WIDTH IMMEDIATELY SOUTH OF THE ABOVE DESCRIBED CONVEYED LAND. ALSO: A PARCEL OF LAND BEING PART OF LOTS 18 AND 23 OF BLOCK 2 OF BURKE AND CAMPBELL'S SUBDIVISION OF THE VILLAGE OF LYONS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 23, THENCE SOUTH 5°36'00" WEST, ALONG THE EAST LINE OF SAID LOT, 12 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 5°36'00" WEST 30.50 FEET; THENCE NORTH 84°25'30" WEST 70.62 FEET; THENCE NORTH 13°41'50" WEST 20.76 FEET; THENCE NORTH 77°27'10" EAST 4.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 79°13'00" EAST 8.54 FEET; THENCE NORTH 10°05'35" WEST 7.15 FEET; THENCE SOUTH 84°30'05" EAST 66.56 FEET TO THE PLACE OF BEGINNING, AND ALSO: A PARCEL OF LAND BEING PART OF LOTS 18 AND 23 OF BLOCK 2 OF BURKE AND CAMPBELL'S SUBDIVISION OF THE VILLAGE OF LYONS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23, THENCE SOUTH 5°36'00" WEST, ALONG THE EAST LINE OF SAID LOT, 12.00 FEET; THENCE NORTH 84°30'05" WEST 66.56 FEET; THENCE SOUTH 10°05'35" EAST 7.15 FEET; THENCE NORTH 12°45'05" WEST 8.54 FEET TO THE SOUTHWEST CORNER OF LOT 18; THENCE NORTH 12°45'05" WEST, ALONG THE WESTERLY LINE OF SAID LOT 18, 22.80 FEET; THENCE SOUTH 84°14'10" EAST 80.00 FEET TO THE PLACE OF BEGINNING. ALL OF SAID LAND BEING IN THE TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN.

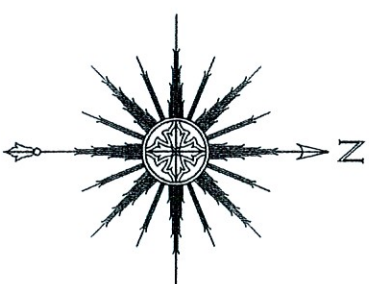
SURVEY FOR: LAURA FERRIS

SURVEY ADDRESS: 1456 MILL ST.,
BURLINGTON, WI 53105



NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. ASSUMED BEARING OF NORTH 89°10'11" EAST ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10-2-18.



0 20' 40' 80'
SCALE: 1" = 40'



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC

LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

LEGEND

- FOUND IRON PIPE
- MASONRY NAIL IN ROOT
- + FOUND CROSSCUT
- () RECORDED AS

Thomas L. Satter
THOMAS L. SATTER S-2850

NOVEMBER 1, 2024 092408
DATE JOB NUMBER