PLAT OF SURVEY

LOT 16 OF MEADOWWOOD, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 NORTH, RANGE 15 EAST, TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: RON AMANN

R.J. AMANN BUILDERS

P.O. BOX 643

LAKE GENEVA, WI. 53147

OWNER: MR. CHRIS KENT

NOTES:

DESIGN PRODUCTS 077791

THESE LOT LINE ADJUSTMENTS REPRESENT A LAND SWAP BETWEEN LOTS 16 AND 17 OF 740 SQUARE FEET OF LAND TO ESTABLISH A 20 FOOT MINIMUM SIDEYARD SETBACK AS REQUIRED IN THE C-3 ZONING DISTRICT, RELATIVE TO AN EXISTING RESIDENCE LOCATED ON LOT 16.

"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 Ordinances."

THE EASEMENT WAS RELOCATED ALONG THE ADJUSTED LOT LINE. AN EXISTING UTILITY LINE WAS INSTALLED FROM THE CUL-DE-SAG TO THE ELECTRICAL JUNCTION BOX AS SHOWN AND THIS PORTION OF EASEMENT HAS NOT BEEN ALTERED FROM THE ORIGINAL PLAT. IN THE FUTURE ANY ADDITIONAL INSTALLATION OF UTILITIES WILL BE PLACED IN THE NEW 20' WIDE EASEMENT.

L O T 1 5

DAK RIDGE
DRIVE

NE CORNER LOT 16

10'

SCALE 1' - 30 FEET

PROPOSED
SEPTIC AREA 27

100, 021 S.F.

L 0 T 1 6

108, 429 S.F.

S 89°37'56" W 432.31'

429 S.F.

S 89'37'56"W 8.36'-

PARCEL "B"

ADJUSTED TO LOT 17

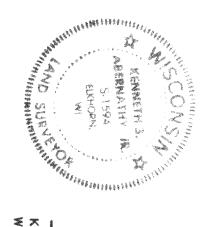
PREVIOUS LOT LINE

PARCEL "A" LEGAL DESCRIPTION:

PART OF LOT 17 OF MEADOWWOOD SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 NORTH, RANGE 15 EAST, TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 16 OF SAID SUBDIVISION; THENCE S 0°14'49" W ALONG THE EAST LINE OF SAID LOT 16, 85.00 FEET; THENCE S 26°48'09" E ALONG SAID LINE 135.00 FEET TO THE POINT OF BEGINNING; THENCE S 48'41'00" E 44.13 FEET; THENCE S 8'16'00" E 51.73 FEET; THENCE N 26°48'09" W 89.99 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 740 SQUARE FEET OF LAND MORE OR LESS AND IS A LOT LINE ADJUSTMENT BETWEEN ADJOINING OWNERS OF LAND.

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by me or under my direction and that the above map is a true 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 visible encroachments, if any.

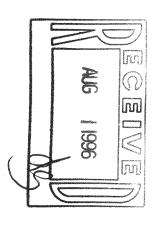
This survey is made for the use of the present owners of the property and also those who purchase, mortgage or guarantee the title fheilito within one year from date hereof.

KENNETH B. ABERNATHY, JR.

WISCONSIN RECISTERED LAND SURVEYOR.

\$-1594

Date: 1-29-96 Job No. 95.1216



FOUND IRON PIPE
FOUND BRASS CAPPED MONUMENT
FOUND CONCRETE MONUMENT
CHISEL CUT IN CONCRETE
SET IRON ROD, 24" LONG, WEIGHIN
1.5 LBS./LINEAL FT., 3.4" DIA.
SET IRON ROD, 30" LONG, WEIGHIN
4.5 LBS./LINEAL FT., 1-11/16" DIA.

(XX) RECORDED AS DIMENSION
EXISTING FENCE

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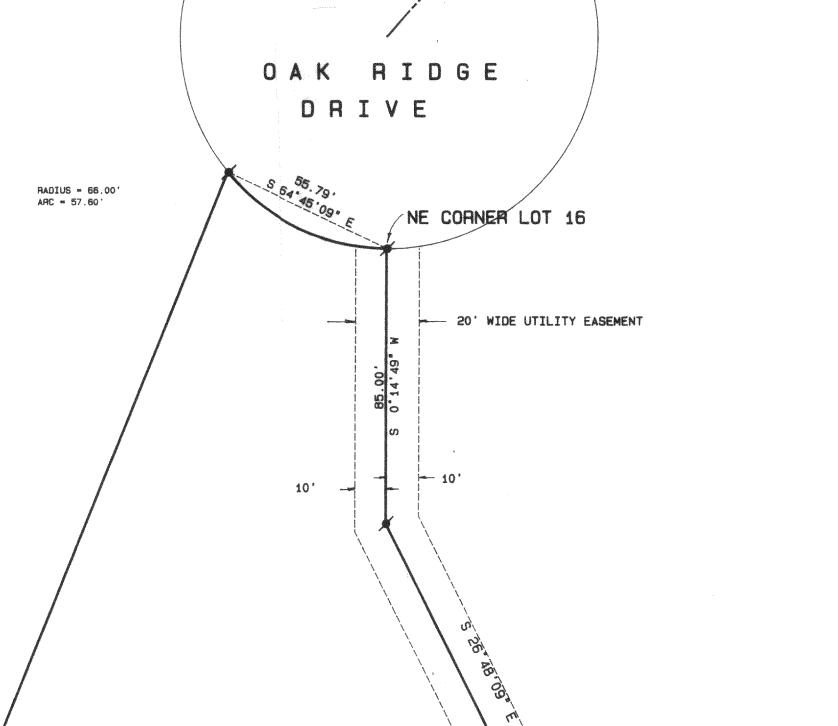
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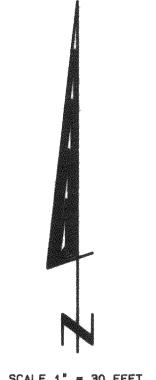
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> LOT 1 5





SCALE 1" = 30 FEET

LOT 17 100,021 S.F.

ADJUSTED TO LOT 16

Point of Beginning Parcel "A" ELECTRICAL JUNC BOX PARCEL "A"

EXISTING RESIDENCE - Point of Beginning Parcel "B"

PREVIOUS LOT LINE

N 26 48 '09 W 89.99'-

PARCEL "B"

ADJUSTED TO LOT 17

- PREVIOUS LOT LINE

S 89°37'56"W 8.36"

S 89°37'56" W 432.31'

LOT

108, 429 S.F.

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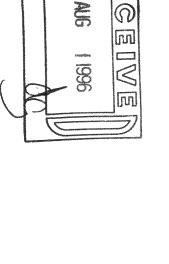
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WISCONSIN RECISTERED LAND SUR



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