

ABERNATHY and ASSOCIATES

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Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

AN EXISTING PARK ACCESS BETWEEN  
LOTS 44 AND 45 OF BLOCK 1 AND  
PART OF LINNEA PARK OF SKANSEN  
SUBDIVISION LOCATED IN SECTION 9,  
TOWN 3 NORTH, RANGE 15 EAST, TOWN  
OF RICHMOND, WALWORTH COUNTY,  
WISCONSIN.

NOTE:  
THE WETLAND BOUNDARY AND THE PRIMARY  
ENVIRONMENTAL CORRIDOR WERE DIGITIZED  
FROM A 1995 SOUTHEASTERN WISCONSIN  
REGIONAL PLANNING COMMISSION AERIAL  
PHOTO.

ORDERED BY: THE TOWN OF RICHMOND GARAGE  
C/O WALTER McMANAWAY  
W9046 CTH. "A"  
DELAVER, WI. 53115

PROPOSED REZONE FROM R-1 TO P-1

LEGAL DESCRIPTION

A PART OF LINNEA PARK ADJACENT TO LOTS 44 AND 45 OF BLOCK 1 OF SKANSEN  
SUBDIVISION, LOCATED IN SECTION 9, TOWN 3 NORTH, RANGE 15 EAST, TOWN OF RICHMOND,  
WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF  
SAID LOT 44; THENCE S 17°13'56" E ALONG THE WESTERLY LINE OF SAID LOT 44, 103.32  
FEET TO A SET IRON ROD; THENCE S 86°48'47" W ALONG THE NORTHERLY LINE OF LAKE ROAD  
35.20 FEET TO A SET IRON ROD AT THE SOUTHEAST CORNER OF LOT 45; THENCE  
N 10°06'35" W ALONG THE EASTERLY LINE OF SAID LOT 45, 101.00 FEET TO A SET IRON  
ROD; THENCE S 86°54'23" W 120.00 FEET TO THE NORTHWEST CORNER OF LOT 48 TO A SET  
IRON ROD; THENCE N 9°32'00" W 47.10 FEET TO A SET IRON ROD ON A MEANDER LINE,  
SAID ROD BEING S 9°32'00" E 20.00 FEET MORE OR LESS FROM THE SHORE OF LAKE  
LORRAINE; THENCE N 54°00'00" E ALONG SAID MEANDER LINE 74.00 FEET TO A SET IRON  
ROD; THENCE N 66°00'00" E ALONG SAID MEANDER LINE 50.00 FEET TO A SET IRON ROD;  
THENCE S 78°00'00" E ALONG SAID MEANDER LINE 43.89 FEET TO A SET IRON ROD, SAID  
ROD BEING S 0°52'00" E 20.30 FEET MORE OR LESS FROM THE SHORE OF LAKE LORRAINE;  
THENCE S 0°52'00" E 93.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL INCLUDES  
ALL THE LAND BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SHORE OF LAKE  
LORRAINE AND CONTAINS 0.43 ACRES OF LAND MORE OR LESS.

LAKE LORRAINE

LINNEA PARK

BLOCK

LOT 44

LOT 48

LOT 47

LOT 46

LOT 45

LOT 43

LOT 42

LOT 41

LOT 40

BOAT STORAGE RACK

PROPOSED  
PARKING  
AREA

HANDICAPPED STALL 15' X 40'  
15' X 40'

EXISTING GRAVEL DRIVE

POINT OF BEGINNING  
NORTHWEST CORNER LOT 44

FARRIS SURVEY DATED JULY 18, 1978  
LOTS 34-39 BLK. 1

BEARINGS ARE BASED ON FARRIS SURVEY  
OF LOTS 34-39 BLOCK 1 DATED 7/18/78.

SCALE 1" = 20 FEET

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS LAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING  
1.5 LBS. LINEAL FT. 1.4" DIA.
- SET IRON ROD, 10" LONG, WEIGHING  
4.5 LBS. LINEAL FT. 1.125" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 20 FEET

REVISED 3-24-03 TO SHOW WETLANDS DELINEATION

I hereby certify that the above described property has been surveyed  
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 lines, apparent  
easements, roadways and other 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 thereto  
within one year from date hereof.

*Kenneth B. Abernathy, Jr.*  
KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR,  
S-1594  
Date: 8-23-95 Job No. 95-811

