

PLAT OF SURVEY FOR PROPOSED LOT LINE ADJUSTMENTS

EXISTING LEGAL DESCRIPTION FOR PARCEL I.D. NO. CCR 00059

PARCEL 1: ALL THAT PART OF LOT 1, BLOCK "C", OF CRYSTAL BOWL SUBDIVISION, TOWN OF RICHMOND, COUNTY OF WALWORTH, WISCONSIN, WHICH WILL HEREAFTER BE KNOWN AS LOT #1.3 IN BLOCK "C" AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE MONUMENT ON THE SOUTH LINE OF SAID LOT 1, 70.85 FEET SOUTH 77°30' WEST (MAGNETIC 12-7-49) OF THE SOUTHEASTERLY CORNER OF SAID LOT 1; RUNNING THENCE SOUTH 77°30' WEST ALONG THE SOUTH LINE OF SAID LOT, 95.0 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 32°34' WEST 37.95 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 62°25' EAST 112.0 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 12°21' EAST 64.9 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE DRIVES BOTH EAST AND SOUTH OF SAID LOT, AND INCLUDING ALL RECREATIONAL PRIVILEGES ON AND THROUGH LOTS #1.5 AND 13.3 OF BLOCK "C" IN TURTLE LAKE.

PARCEL 2: LOT 1.1 OF BLOCK "C" CRYSTAL BOWL SUBDIVISION, TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK "C", CRYSTAL BOWL SUBDIVISION, THENCE SOUTH 75°30' EAST 8 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 12°21' EAST 92.6 FEET; THENCE NORTH 76°48' EAST 81.65 FEET TO THE EAST LINE OF SAID LOT 1, BLOCK "C" AND THE WEST LINE OF ANDERSON DRIVE; THENCE NORTHERLY AND WESTERLY ALONG SAID WESTERLY LINE OF ANDERSON DRIVE TO THE PLACE OF BEGINNING. SUBJECT TO A DRIVEWAY 16 FEET WIDE ON THE SOUTHERLY SIDE AND A DRIVEWAY 28 FEET WIDE ON THE WESTERLY SIDE OF THE ABOVE DESCRIBED LOT KNOWN AS LOT 1.1, BLOCK "C".

-ALSO-

A PARCEL OF LAND BEING PART OF LOT 13 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RICHMOND, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3/4" DIAMETER FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 77°30'00" WEST, ALONG THE NORTH LINE OF SAID LOT 13, 64.10 FEET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 12°28'59" EAST 12.42 FEET; THENCE SOUTH 77°31'01" WEST 69.08 FEET; THENCE SOUTH 12°28'59" EAST 12.40 FEET; THENCE SOUTH 55°53'39" WEST 73.69 FEET TO A 1" DIAMETER SET IRON ROD; THENCE CONTINUE SOUTH 55°53'39" WEST 4.7 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF TURTLE LAKE; THENCE NORTHWESTERLY ALONG SAID HIGH WATER MARK TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE NORTH 77°30'00" EAST ALONG SAID NORTH LINE 12 FEET, MORE OR LESS, TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE CONTINUE NORTH 77°30'00" EAST, ALONG SAID NORTH LINE, 151.11 FEET TO THE POINT OF BEGINNING. CONTAINING 4,173 SQUARE FEET OF LAND, MORE OR LESS.

PROPERTY OWNERS: DANIEL AND RACHEL GRINING
PROPERTY ADDRESS: N6527 ANDERSON DRIVE, DELAVAN, WI 53115

EXISTING LEGAL DESCRIPTION FOR PARCEL I.D. NO. CCR 00056

PART OF LOT 1 OF BLOCK C, CRYSTAL BOWL SUBDIVISION, TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 13, BLOCK C IN CRYSTAL BOWL SUBDIVISION; THENCE NORTH 77°30' EAST 49.5 FEET; THENCE NORTH 32°34' WEST 66.62 FEET TO THE SOUTH LINE OF LOT 2, BLOCK C, SAID CRYSTAL BOWL SUBDIVISION; THENCE SOUTH 39°44' WEST 59.45 FEET TO THE LAKE SHORE OF TURTLE LAKE; THENCE SOUTHEASTERLY ALONG THE LAKE SHORE 33 FEET TO THE PLACE OF BEGINNING. ALSO KNOWN AS LOT 1.5 OF BLOCK C, CRYSTAL BOWL SUBDIVISION.

EXISTING LEGAL DESCRIPTION FOR PARCEL I.D. NO. CCR 00057

PART OF LOT 1 OF BLOCK C, CRYSTAL BOWL SUBDIVISION, TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD MONUMENT AT THE NORTHWESTERLY CORNER OF SAID LOT 1; RUNNING THENCE SOUTH 39°44' WEST (MAGNETIC 12-7-49), ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 140.45 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 32°34' EAST 28.67 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 62°25' EAST 112.0 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 12°21' WEST 80.0 FEET TO AN IRON PIPE MONUMENT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 75°30' WEST ALONG THE SAID NORTHERLY LINE, 8.0 FEET TO THE PLACE OF BEGINNING. ALSO KNOWN AS LOT 1.4 OF BLOCK C, CRYSTAL BOWL SUBDIVISION.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE DRIVEWAYS EAST OF THE ADJACENT TO THE ABOVE DESCRIBED LOT, AND ALSO RECREATIONAL PRIVILEGES ON AND THROUGH LOT 1.5 OF BLOCK "C" WHICH IS THE PART OF LOT 1, BLOCK "C", WHICH LIES WEST OF THE HEREIN DESCRIBED LANDS TO THE SHORE OF THE LAKE, AS MORE PARTICULARLY SET FORTH IN WARRANTY DEED FROM I.D.A. BLOOMBERG TO RUSSELL L. STEWART AND MARIANN E. STEWART, DATED DECEMBER 12, 1949, AND RECORDED ON DECEMBER 12, 1949, IN VOLUME 408 OF DEEDS ON PAGE 455, DOCUMENT NO. 422042.

EXISTING LEGAL DESCRIPTION FOR PARCEL I.D. NO. CCR 00060

LOT 2 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, SAID LAND BEING IN THE TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN.

PROPERTY OWNERS: DENNIS AND JO SHEEHAN -AND- TOM AND SUSAN SHEEHAN
PROPERTY ADDRESS: N6539 ANDERSON DRIVE, DELAVAN, WI 53115

LAND TO BE ADDED TO PARCEL I.D. NO. CCR 00059 AND EXCEPTED FROM PARCEL I.D. NO. CCR 00056

A PARCEL OF LAND BEING PART OF LOT 1 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RICHMOND, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 39°43'42" WEST (RECORDED AS SOUTH 39°44' WEST), ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 139.89 FEET (RECORDED AS 140.45 FEET) TO A FOUND IRON PIPE; THENCE SOUTH 32°15'01" EAST 28.75 FEET (RECORDED AS SOUTH 32°34' EAST 28.67 FEET) TO A FOUND IRON PIPE AND THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 32°41'27" EAST 37.88 FEET (RECORDED AS SOUTH 32°34' EAST 37.95 FEET) TO A FOUND IRON PIPE ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 77°30'00" WEST, ALONG SAID SOUTHERLY LINE, 49.65 FEET (RECORDED AS 49.50 FEET) TO A FOUND IRON PIPE; THENCE NORTH 33°18'47" EAST 51.01 FEET TO THE POINT OF BEGINNING. CONTAINING 884 SQUARE FEET OF LAND, MORE OR LESS.

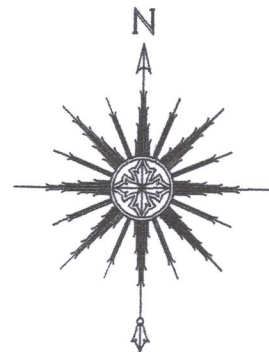
LAND TO BE ADDED TO PARCEL I.D. NO. CCR 00057 AND EXCEPTED FROM PARCEL I.D. NO. CCR 00059

A PARCEL OF LAND BEING PART OF LOT 1 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RICHMOND, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 75°21'31" EAST (RECORDED AS SOUTH 75°30' EAST), ALONG THE NORTHERLY LINE OF SAID LOT 1, 8.00 FEET TO A FOUND IRON ROD AND THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE ALONG SAID NORTHERLY LINE SOUTH 75°46'44" EAST 31.17 FEET TO A FOUND IRON PIPE; THENCE SOUTH 12°25'13" EAST 36.72 FEET; THENCE SOUTH 31°17'12" WEST 40.32 FEET TO A FOUND IRON PIPE; THENCE NORTH 12°25'13" WEST 79.84 FEET (RECORDED AS NORTH 12°21' WEST 80.00 FEET) TO THE POINT OF BEGINNING. CONTAINING 1,623 SQUARE FEET OF LAND, MORE OR LESS.

NOTE: REFER TO CURRENT TITLE REPORTS FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THESE PROPERTIES.

NOTE: THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING).

BEARINGS HEREON RELATE TO THE SOUTH LINE OF LOT 1 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION, ASSUMED BEARING OF NORTH 77°30'00" EAST TO ORIENTATE WITH PREVIOUS SURVEYS AND DEEDS OF RECORD.



0 10' 20' 40'
SCALE: 1" = 20'

LEGEND

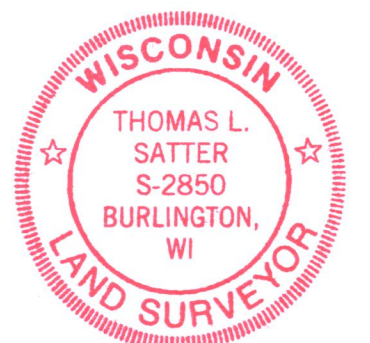
- FOUND IRON PIPE
- FOUND IRON ROD
- ✱ FOUND MASONRY NAIL
- ⊙ SET IRON PIPE
- () RECORDED AS

"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 THERE TO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC

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



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

Thomas L. Satter
THOMAS L. SATTER S-2850

MAY 18, 2021
DATE
032117
JOB NUMBER

CCR-57 CCR-59 CCR-60 CCR-56

315-1415