

PLAT OF SURVEY
(LOT LINE ADJUSTMENT)

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).

Parcel 1
Being Lot 2, and a part of Lot 3, Certified Survey Map No. 4276, also a part of Lot 1, Certified Survey Map No. 4945, all located in the Northeast 1/4 of Section 2, Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin, described as follows: Commencing at the Southeast corner of the Northeast 1/4 of said Section 2; thence North 03°39'08" West, along the East line of the Northeast 1/4 of said Section 2, 918.11 feet to a Southerly line of said Lot 1; thence South 89°58'07" West along said Southerly line, 196.63 feet to a Southerly line of said Lot 1; thence South 49°50'13" West along said Southerly line, 480.80 feet to an Easterly line of said Lot 1 and the Point of Beginning; thence South 01°23'04" East along said Easterly line, 644.53 feet to the Northerly line of Kenosha Drive; thence North 88°49'40" West along said Northerly line, 218.35 feet to a Westerly line of said Lot 1; thence North 03°24'41" West along said Westerly line, 99.82 feet to a Westerly line of said Lot 1; thence North 03°15'43" West along said Westerly line, 268.14 feet to a Southerly line of said Lot 3; thence North 88°52'10" West along said Southerly line, 350.23 feet to the Easterly line of Polar Lane; thence North 03°15'43" West along said Easterly line, 50.15 feet to a Northerly line of said Lot 3; thence South 88°52'10" East along said Northerly line, 175.20 feet to a Westerly line of said Lot 3; thence North 03°15'43" West along said Westerly line, 188.16 feet to a Southerly line of said Lot 3; thence North 88°52'10" West along said Southerly line, 175.33 feet to the Easterly line of Polar Lane; thence North 03°21'50" West along said Easterly line, 30.09 feet; thence South 89°46'16" East 589.54 feet to the Point of Beginning, containing 4.75 acres of land.

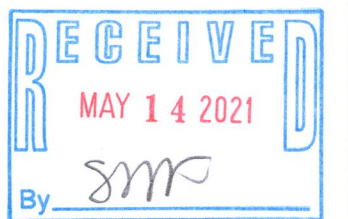
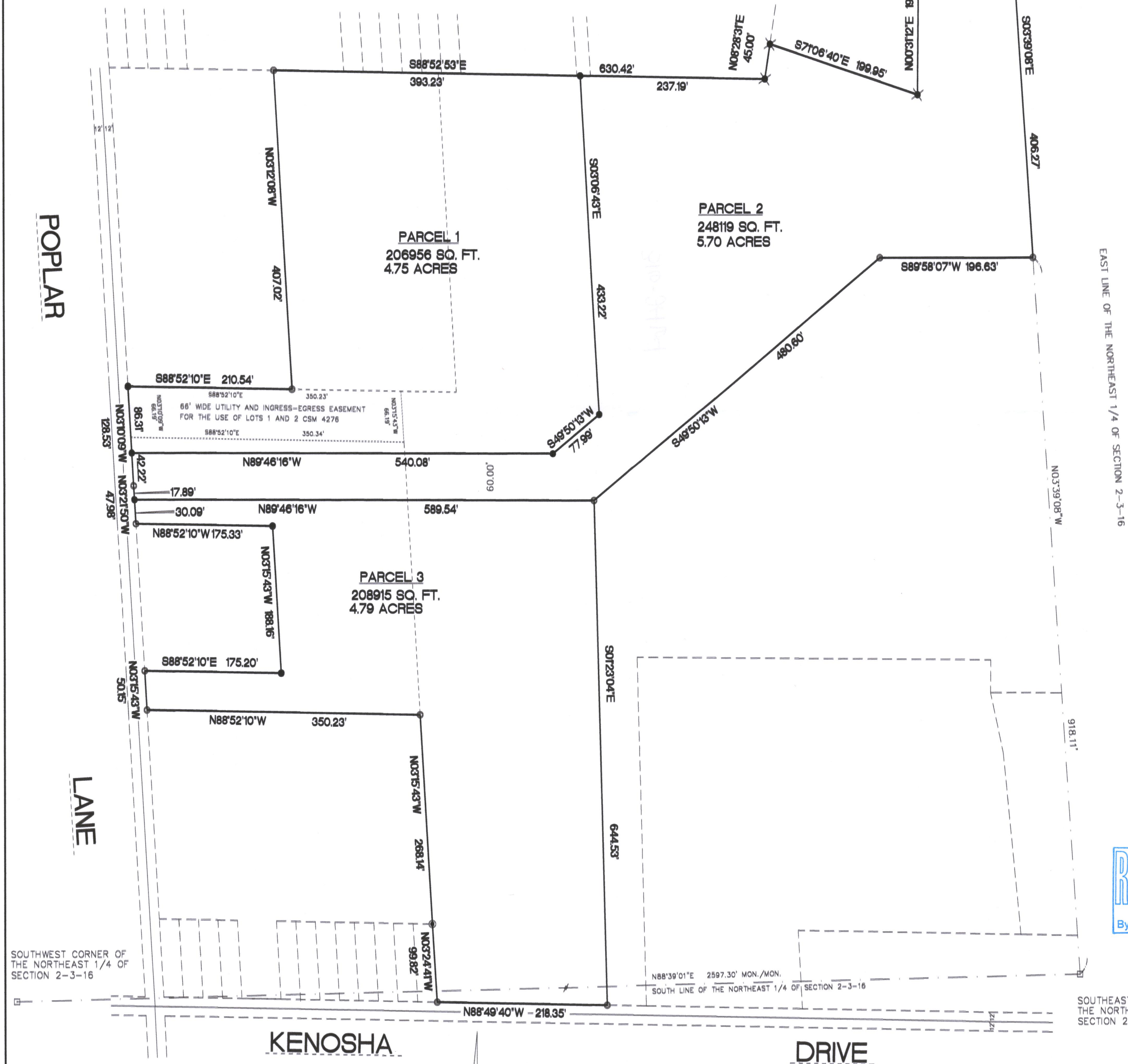
Parcel 2
Being a part of Lot 3, Certified Survey Map No. 4276, also a part of Lot 1, Certified Survey Map No. 4945, all located in the Northeast 1/4 of Section 2, Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin, described as follows: Commencing at the Southeast corner of the Northeast 1/4 of said Section 2; thence North 03°39'08" West, along the East line of the Northeast 1/4 of said Section 2, 918.11 feet to the Point of Beginning and a Southerly line of said Lot 1; thence South 89°58'07" West along said Southerly line, 196.63 feet to a Southerly line of said Lot 1; thence South 49°50'13" West along said Southerly line, 480.80 feet; thence North 89°46'16" East, 589.54 feet to the Easterly line of Polar Lane; thence North 03°21'50" West along said Easterly line, 17.89 feet; thence North 03°10'09" West along said Easterly line, 42.22 feet; thence South 89°46'16" East 540.08 feet; thence North 49°50'13" East 77.99 feet; thence North 03°06'43" West 433.22 feet to a Northerly line of said Lot 1; thence South 88°52'53" East along said Northerly line, 237.19 feet, to a Northerly line of said Lot 1; thence North 08°28'31" East along said Northerly line, 45.00 feet to a Northerly line of said Lot 1; thence South 71°06'40" East along said Northerly line, 199.95 feet to a Westerly line of said Lot 1; thence North 00°31'12" East along said Westerly line, 195.63 feet to a Northerly line of said Lot 1; thence North 89°12'18" East along said Northerly line, 120.07 feet to a Easterly line of said Lot 1 and the East line of the Northeast 1/4 of said Section 2; thence South 03°39'08" East along said Easterly and East line, 406.27 feet to the Point of Beginning, containing 5.70 acres of land.

Parcel 3

Being a part of Lot 3, Certified Survey Map No. 4276, also a part of Lot 1, Certified Survey Map No. 4945, all located in the Northeast 1/4 and Southeast 1/4 of Section 2, Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin, described as follows: Commencing at the Southeast corner of the Northeast 1/4 of said Section 2; thence North 03°39'08" West, along the East line of the Northeast 1/4 of said Section 2, 918.11 feet to a Southerly line of said Lot 1; thence South 89°58'07" West along said Southerly line, 196.63 feet to a Southerly line of said Lot 1; thence South 49°50'13" West along said Southerly line, 480.80 feet to an Easterly line of said Lot 1 and the Point of Beginning; thence South 01°23'04" East along said Easterly line, 644.53 feet to the Northerly line of Kenosha Drive; thence North 88°49'40" West along said Northerly line, 218.35 feet to a Westerly line of said Lot 1; thence North 03°24'41" West along said Westerly line, 99.82 feet to a Westerly line of said Lot 1; thence North 03°15'43" West along said Westerly line, 268.14 feet to a Southerly line of said Lot 3; thence North 88°52'10" West along said Southerly line, 350.23 feet to the Easterly line of Polar Lane; thence North 03°15'43" West along said Easterly line, 50.15 feet to a Northerly line of said Lot 3; thence South 88°52'10" East along said Northerly line, 175.20 feet to a Westerly line of said Lot 3; thence North 03°15'43" West along said Westerly line, 188.16 feet to a Southerly line of said Lot 3; thence North 88°52'10" West along said Southerly line, 175.33 feet to the Easterly line of Polar Lane; thence North 03°21'50" West along said Easterly line, 30.09 feet; thence South 89°46'16" East 589.54 feet to the Point of Beginning, containing 4.79 acres of land.

Surveyed for: Jeff Auberger

MEANDER CORNER FOR THE
NORTHEAST CORNER OF
THE NORTHEAST 1/4 OF
SECTION 2-3-16



- FOUND 6" CONC. MON. W/BRASS CAP
- FOUND 1 1/4" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- FOUND 3/4" REBAR
- SET 1 1/4" O.D. IRON PIPE

SCALE 1"=100'

50' 0' 50' 100' 200'

BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NORTHEAST 1/4 OF SECTION
2-3-16 AND IS ASSUMED TO BEAR
N03°39'08"W, (NAD1983/2011).

"I hereby certify that I have surveyed the above property and that the above map is a true representation thereof and shows the size and location of the property, 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 also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."

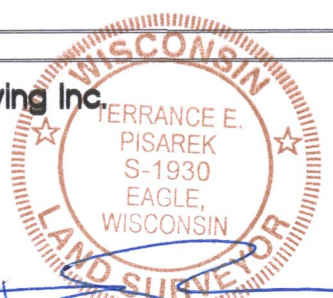
REV. 1/22/2020
REV. 12/11/2020
DATE

TEP
FIELD WORK BY

TEP
DRAWN BY

20132
JOB NUMBER

Kettle Moraine Surveying Inc.
P.O. Box 357
Eagle WI. 53119
(262)594-3484



THIS IS NOT AN ORIGINAL SURVEY UNLESS THE SEAL IS RED.

GA4945-1 GA4276-2 GA4276-3

316-2464