



LEGAL DESCRIPTION — PART OF LOT 6 OF SHEREDA WOODS, A SUBDIVISION TO BECOME PART OF LOT 7 OF SHEREDA WOODS, A SUBDIVISION

PART OF LOT 6 OF SHEREDA WOODS, A SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 4 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF LOT 6 OF SHEREDA WOODS, A SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 6, N 69DEG 21MIN 00SEC W, 124.18 FEET TO AN IRON PIPE STAKE AND THE POINT OF BEGINNING; THENCE N 70DEG 20MIN 49SEC W, 10.04 FEET; THENCE N 66DEG 10MIN 51SEC W, 3.16 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 6; THENCE S 69DEG 21MIN 00SEC E, 13.19 FEET TO THE POINT OF BEGINNING. CONTAINING 1 SQUARE FOOT OF LAND, MORE OR LESS.

LEGAL DESCRIPTION — PART OF LOT 7 OF SHEREDA WOODS, A SUBDIVISION TO BECOME PART OF LOT 6 OF SHEREDA WOODS, A SUBDIVISION

PART OF LOT 7 OF SHEREDA WOODS, A SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 4 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 7 OF SHEREDA WOODS, A SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 7, N 69DEG 21MIN 00SEC W, 124.18 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE N 69DEG 21MIN 00SEC W, 13.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 69DEG 21MIN 00SEC W, 19 FEET, MORE OR LESS, TO THE SHORE OF WHITEWATER LAKE; THENCE NORTHEASTERLY ALONG SAID LAKE, 1 FOOT, MORE OR LESS; THENCE S 66DEG 10MIN 51SEC E, 19 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 10 SQUARE FEET OF LAND, MORE OR LESS.

SHORE YARD SETBACK CALCULATION:

$$75' + 54' = 129' / 2 = 64.5'$$

EAVES LOT 6  
BOATHOUSE



SIDE YARD CALCULATION:

$$75.62' \text{ LOT WIDTH AT BUILDING SETBACK}$$

$$75.62' \times 16\% = 12.10'$$

LOT 6

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED 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 PRINCIPLE 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 THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 8/23/2022



CHRISTOPHER A. HODGES P.L.S. 2760

8/23/2022 - REVISED A PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 10/21/2010 TO ACCOUNT FOR LOT LINE ADJUSTMENT.

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