

LAND-MARK SURVEYING

Mark L. Miritz  
Wisconsin Professional Land Surveyor S-2582

N9330 Knuteson Drive  
Whitewater, WI 53190  
Phone: (262) 949-1239  
MARKMIRITZ@  
LAND-MARKSURVEYING.COM

OWNERS:  
THOMAS S. SPEAR  
ANN M. SPEAR  
N7878 KETTLE MORaine DRIVE  
WHITEWATER, WI 53190

PLAT OF SURVEY

LOT 1, LOT 2 AND LOT 3, BLOCK 1, INDIAN TRAIL SUBDIVISION,  
LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 27,  
TOWN 4 NORTH, RANGE 15 EAST, TOWN OF WHITEWATER,  
WALWORTH COUNTY, WISCONSIN.

UNIMPROVED  
HENRY STREET  
(66' WIDE)

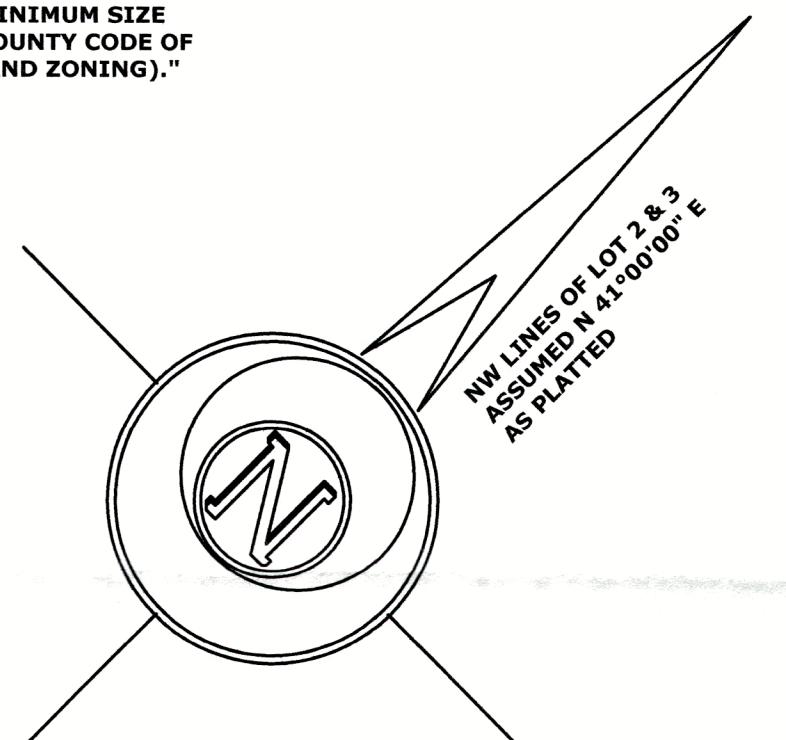
PROPOSED LOT LINE ADJUSTMENT FROM PART OF LOTS 2 & 3 TO LOT 1

A LOT LINE ADJUSTMENT OF PARTS OF LOTS 2 AND 3, BLOCK 1, INDIAN TRAIL SUBDIVISION LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 4 NORTH, RANGE 15 EAST, TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIPE AT THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE S 52°28'48" E ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, 151.38 FEET TO A FOUND IRON PIPE AT THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE S 47°12'21" W 18.91 FEET ALONG THE RIGHT-OF-WAY OF KETTLE MORaine DRIVE TO A FOUND IRON PIPE; THENCE S 47°54'34" W 57.21 FEET TO A FOUND IRON ROD AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE CONTINUE S 47°54'34" W ALONG SAID RIGHT-OF-WAY 20.89 FEET TO A FOUND IRON ROD; THENCE N 42°43'09" W 20.00 FEET TO A SET IRON ROD; THENCE N 41°50'45" E 84.54 FEET TO A SET IRON ROD; THENCE N 48°47'56" W 121.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2,832 SQUARE FEET OR 0.0650 ACRE(S) OF LAND, MORE OR LESS.

PROPOSED INGRESS, EGRESS & UTILITY EASEMENT

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF LOT 3, BLOCK 1, INDIAN TRAIL SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 4 NORTH, RANGE 15 EAST, TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWESTERLY LINE OF SAID LOT 3, 40.53 FEET THENCE N 46°39'08" E 58.39 FEET; THENCE S 42°43'09" E 20.00 FEET TO THE RIGHT-OF-WAY OF KETTLE MORaine DRIVE; THENCE S 46°38'30" W 42.42 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 43°21'30" E 20.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 46°38'30" W 9.30 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, AND CONTAINING 1,352 SQUARE FEET OR 0.031 ACRE(S) OF LAND, MORE OR LESS.

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)."



JAN 19 2024  
JMK



LEGEND

- FOUND IRON ROD 3/4"
- FOUND IRON PIPE 1 1/2"
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- (x x) RECORDED AS DIMENSION
- x-x- EXISTING FENCE

SCALE: 1 INCH= 20 FEET

"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 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 date hereof."

Mark L. Miritz  
MARK L. MIRITZ  
WISCONSIN PROFESSIONAL  
LAND SURVEYOR S-2582

DATE: JANUARY 3, 2024 JOB NO. 18.314

KETTLE MORaine DRIVE  
(107' WIDE)  
(95' WIDE AFTER VACATION)

DITS-1 DITS-2 DITS-3

415-1634