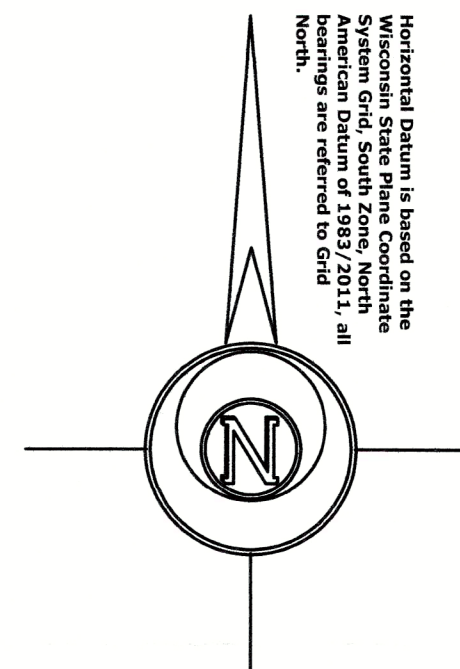


## PROPOSED LOT LINE ADJUSTMENT FROM STRITZEL TO C & R HUNT FAMILY TRUST

A LOT LINE ADJUSTMENT OF PART OF CERTIFIED SURVEY MAP NO. 1643, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 4 NORTH, RANGE 15 EAST, TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE S 88°28'45" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10, 862.93 FEET TO THE CENTERLINE OF OLD COUNTY TRUNK P AND THE EASTERLY LINE OF SAID CERTIFIED SURVEY MAP NO 1643; THENCE N 22°50'16" W ALONG SAID CENTERLINE 49.75 FEET TO THE POINT OF BEGINNING; THENCE S 87°27'42" W 511.69 FEET A SET IRON ROD ON THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 1643; THENCE N 03°37'54" W ALONG SAID WEST LINE 359.01 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 1643; THENCE N 88°30'36" E 173.51 FEET TO A FOUND IRON PIPE AT THE NORTHERLY INTERSECTION OF SAID CERTIFIED SURVEY MAP NO. 1643 AND CERTIFIED SURVEY MAP NO. 1010; THENCE S 03°38'18" E 289.82 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 1010; THENCE N 87°27'42" E 315.08 FEET TO THE CENTERLINE OF OLD COUNTY TRUNK P; THENCE S 22°50'16" E ALONG SAID CENTERLINE 70.37 FEET TO THE POINT OF BEGINNING, AND CONTAINING 83,540 SQUARE FEET OR 1.92 ACRE(S) OF LAND, MORE OR LESS.

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, North American Datum of 1983/2011, and bearings are referred to Grid North.



**EAST 1/4 CORNER  
SECTION 10-4-15**

**TAX PARCEL NO. DW 1000008**  
**PARCEL IS LAND LOCKED**

**CENTER OF SECTION**  
**SECTION 10-4-15**

S 88°28'45" W 1224.21'

**C & R HUNT FAMILY TRUST  
9426 ASHBURY LANE  
PLEASANT PRAIRIE, WI 53158  
21.16 ACRES  
ZONED A-3**

(N 88°45'35" E 173.50')  
N 88°30'36" E 173.51'

**PROPOSED  
LOT LINE  
ADJUSTMENT  
ZONED B-4  
1.92 ACRES  
1.86 ACRES LESS ROAD  
RIGHT-OF-WAY**

**LOT 1**  
**C.S.M. NO. 1010**

**30' WIDE ELECTRIC EASEMENT  
VOL. 172, P. 528, DEEDS**

279.89'  
N 87°27'42" E 315.08'  
(N 87°43'00" E 315.00')

476.50' 12' WIDE ELECTRIC EASEMENT  
S 87°27'42" W 511.69' VOL. 16, P. 490, DOC. NO. 617859

S 88°28'45" W 528.32'

## GRAVEL DRIVE

**WELL**

**RESIDENCE**

S 22°50'16" E 255.51'  
S 22°33'05" E 231.86'  
S 22°50'16" E 182.11'

S 88°28'45" W 862.93'  
(S 88°45'35" W 863.00')

**LOT 1**  
**C.S.M. NO. 1643**

**DANIEL STRITZEL  
N7785 KETTLE MORaine DRIVE  
WHITEWATER, WI 53190  
3.22 ACRES AFTER  
LOT LINE ADJUSTMENT  
3.05 ACRES LESS ROAD  
RIGHT-OF-WAY**

S 88°25'43" W 335.74'  
(S 88°45'35" W)

## U.S. HIGHWAY 12 BYPASS

**"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)."**

### LEGEND

**FOUND IRON PIPE 1.5"**

**FOUND IRON ROD DOT**

**FOUND COUNTY MONUMENT**

**FOUND IRON ROD 3/4"**

SET IRON ROD, 18" LONG, WE  
1.5 LBS / LINEAL FT. 3/4" DIA.

(XX) RECORDED AS DIMENSION

 **UTILITY POLE W/OVERHEAD LINES**

**SCALE: 1 INCH= 50 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

"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."

11.1.11.4

MARK L. MIRITZ

WISCONSIN PROFESSIONAL  
LAND SURVEYORS ASSOCIATION

DATE: JUNE 23, 2024      JOB NO. 24.404

DA 1643-1 + DW 10-8

415-1674

915-1017