

LOT LINE ADJUSTMENT SURVEY  
AFFECTING LOTS 2, 3, & 4 OF TWIN PONDS SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 15 EAST,  
TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

LOT 2  
240,760 SQ. FT. (EXISTING)  
230,463 SQ. FT. (AFTER LLA)  
(VACANT)

LOT 3  
67,134 SQ. FT. (EXISTING)  
72,156 SQ. FT. (AFTER LLA)  
(VACANT)

LOT 4  
65,072 SQ. FT. (EXISTING)  
70,347 SQ. FT. (AFTER LLA)

LEGAL DESCRIPTION OF LOT LINE ADJUSTMENT PARCELS

LOT LINE ADJUSTMENT PARCEL #1  
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 15 EAST, TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, BEING PART OF LOT 2 OF TWIN PONDS SUBDIVISION TO BECOME PART OF LOT 3 OF SAID SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, N 83DEG 43MIN 39SEC W, 225.82 FEET TO AN IRON PIPE STAKE FOUND MARKING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 2; THENCE N 72DEG 24MIN 51SEC E, 225.48 FEET TO AN IRON PIPE STAKE FOUND MARKING THE EASTERLY MEANDER CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, S 05DEG 51MIN 28SEC E, 93.28 FEET TO THE POINT OF BEGINNING. CONTAINING 10,297 SQUARE FEET (0.23 ACRES) OF LAND, MORE OR LESS.

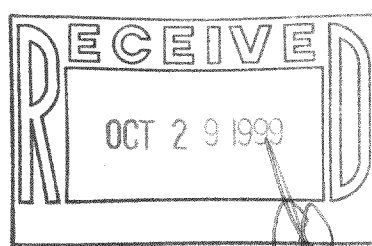
LOT LINE ADJUSTMENT PARCEL #2  
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 15 EAST, TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, BEING PART OF LOT 3 OF TWIN PONDS SUBDIVISION TO BECOME PART OF LOT 4 OF SAID SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WESTERLY LINE OF SAID LOT 4, S 17DEG 16MIN 14SEC W, 166.17 FEET TO AN IRON PIPE STAKE FOUND MARKING AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT 4; THENCE S 31DEG 59SEC 36SEC E, 29.17 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TOWN LINE ROAD; THENCE ALONG SAID ROAD, N 71DEG 17MIN 23SEC W, 11.58 FEET; THENCE CONTINUE ALONG SAID ROAD, N 66DEG 46MIN 47SEC W, 12.44 FEET; THENCE N 10DEG 15MIN 14SEC W, 71.75 FEET; THENCE N 17DEG 16MIN 14SEC E, 103.05 FEET; THENCE N 81DEG 25MIN 29SEC E, 38.89 FEET TO THE POINT OF BEGINNING. CONTAINING 5,275 SQUARE FEET (0.12 ACRES) OF LAND, MORE OR LESS.

NOTE: THESE LOT LINE ADJUSTMENTS BETWEEN ADJOINING LAND OWNERS DO NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY ZONING ORDINANCES.

LEGAL DESCRIPTION FOR 20' WIDE DRIVEWAY EASEMENT

A PARCEL OF LAND, 20 FEET IN WIDTH, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 15 EAST, TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, BEING PART OF LOT 3 OF TWIN PONDS SUBDIVISION WITH A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE STAKE FOUND MARKING THE WESTERLY MOST CORNER OF LOT 4 OF SAID TWIN PONDS SUBDIVISION, SAID CORNER ALSO BEING THE END OF THE CENTERLINE OF AN EXISTING 20 FEET WIDE DRIVEWAY EASEMENT THAT RUNS SOUTHEAST TO THE NORTHERLY RIGHT OF WAY LINE OF TOWN LINE ROAD; THENCE N 31DEG 59MIN 36SEC W, 26.19 FEET TO THE END OF SAID CENTERLINE AND EASEMENT.

- LEGEND
- = FOUND IRON PIPE STAKE
  - = FOUND IRON REBAR STAKE
  - ✱ = SET IRON REBAR STAKE, 3/4" DIA. x 24" x 1.50 lbs./ft.
  - (XXX) = RECORDED AS
  - U.E. = UTILITY EASEMENT



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE 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 AND ITS EXTERIOR BOUNDARIES. 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.

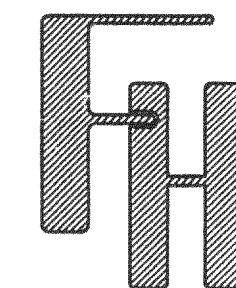
DATE: 10-19-99

PETER S. GORDON R.L.S. 2101

LINE	BEARING	DISTANCE
L1	N 66°46'47" W	12.44'
L2	N 81°25'29" E	38.89'

MAP SCALE IN FEET ORIGINAL 1" = 30'

NOTE: LOTS 3 & 4 ARE RESTRICTED TO ONE SHARED DRIVEWAY ENTRANCE WITHIN 20' EASEMENT SHOWN.  
LOT 3 BUILDABLE AREA LIMITED TO THAT PART OF THE LOT MORE THAN 100 FEET WIDE.



LOT LINE ADJUSTMENT SURVEY  
AFFECTING LOTS 2, 3, & 4 OF  
TWIN PONDS SUBDIVISION  
TOWN OF WHITEWATER  
WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -  
FRANK GARRY  
W.7842 TOWNLINE ROAD  
WHITEWATER, WI. 53190

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.  
5425  
DATE  
10/19/99  
SHEET NO.  
1 OF 1