

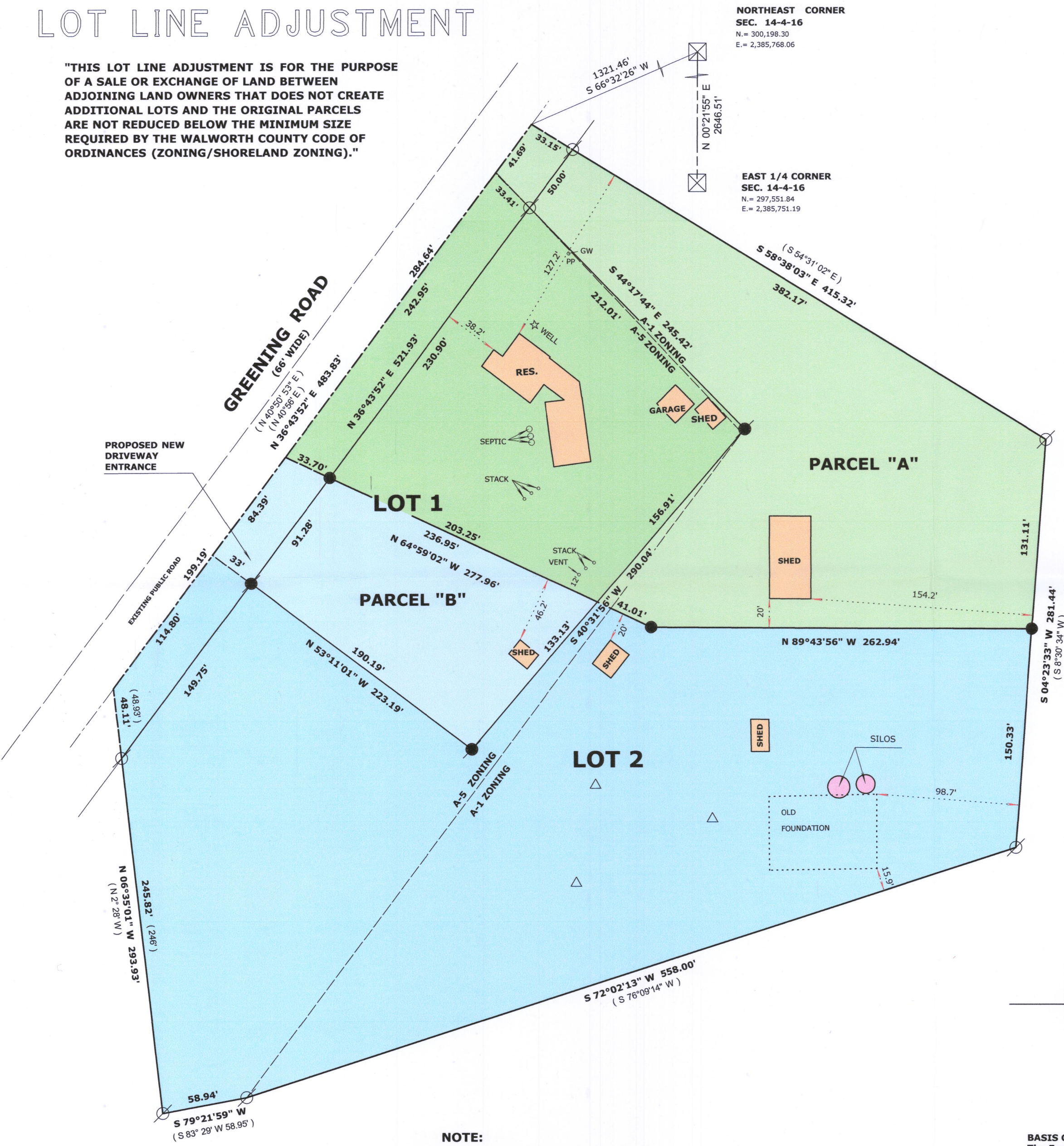
LAND-MARK SURVEYING

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PLAT OF SURVEY
PROPOSED
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)."



LEGAL DESCRIPTION: PARCEL "A" (A PORTION OF LOT 2, CSM 4102)

LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 66°32'26" WEST, 1321.46 FEET TO A POINT IN THE CENTERLINE OF GREENING ROAD, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 4102 AS RECORDED IN VOL. 25 AT PAGE 320 OF CERTIFIED SURVEYS AND THE POINT OF BEGINNING; THENCE SOUTH 58°38'03" EAST, A DISTANCE OF 415.32 FEET, ALONG THE NORTH LINE OF SAID LOT 2, TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 04°23'33" WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 131.11 FEET; THENCE NORTH 89°43'56" WEST, A DISTANCE OF 262.94 FEET; THENCE NORTH 64°59'02" WEST A DISTANCE OF 41.01 FEET, TO A POINT OF THE EAST LINE OF LOT 1, SAID CERTIFIED SURVEY MAP NO. 4102; THENCE NORTH 40°31'56" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 156.91 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 44°17'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 245.42 FEET TO THE CENTERLINE OF GREENING ROAD, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 36°43'52" EAST ALONG SAID CENTERLINE AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 41.69 FEET TO THE POINT OF BEGINNING,

AND CONTAINING 61,034 SQUARE FEET OR 1.401 ACRE(S) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL "B" (A PORTION OF LOT 1, CSM 4102)

LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 66°32'26" WEST, 1321.46 FEET TO A POINT IN THE CENTERLINE OF GREENING ROAD, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 4102 AS RECORDED IN VOL. 25 AT PAGE 320 OF CERTIFIED SURVEYS; THENCE SOUTH 36°43'52" WEST, ALONG SAID CENTERLINE AND WEST LINE OF SAID CERTIFIED SURVEY MAP, A DISTANCE OF 284.64 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 64°59'02" EAST A DISTANCE OF 236.95 FEET TO A POINT ON THE EAST LINE OF LOT 1, SAID CERTIFIED SURVEY MAP NO. 4102; THENCE SOUTH 40°31'56" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 53°11'01" WEST, ALONG THE SOUTH LINE SAID LOT 1, A DISTANCE OF 223.19 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ON THE CENTERLINE OF GREENING ROAD; THENCE NORTH 36°43'52" EAST A DISTANCE OF 84.39 FEET TO THE POINT OF BEGINNING,

AND CONTAINING 24,615 SQUARE FEET OR 0.565 ACRE(S) OF LAND, MORE OR LESS.

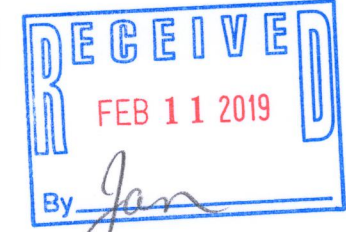
AREA LOT 1 AFTER LOT LINE ADJUSTMENT

108,393 SQ. FT. (2.489 AC) TOTAL
47,827 SQ. FT. ZONED A-5
60,566 SQ. FT. ZONED A-1

AREA LOT 2 AFTER LOT LINE ADJUSTMENT

171,277 SQ. FT. (3.931 ACRES) TOTAL
83,529 SQ. FT. ZONED A-5
87,748 SQ. FT. ZONED A-1

OWNERS: KRIS J KANACK
TERRI L KANACK
W5405 GREENING RD
WHITWATER WI, 53190



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- SOIL BORING

SCALE: 1 INCH = 60 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
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: January 9, 2019 JOB NO. 07.401

HA4102-1
HA4102-2



416-3068