

LAND-MARK SURVEYING  
Mark L. Miritz

Wisconsin Professional Land Surveyor S-2582

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PLAT OF SURVEY

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 4957,  
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF  
LAGRANGE, WALWORTH COUNTY, WISCONSIN.

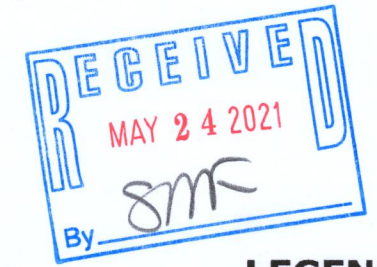
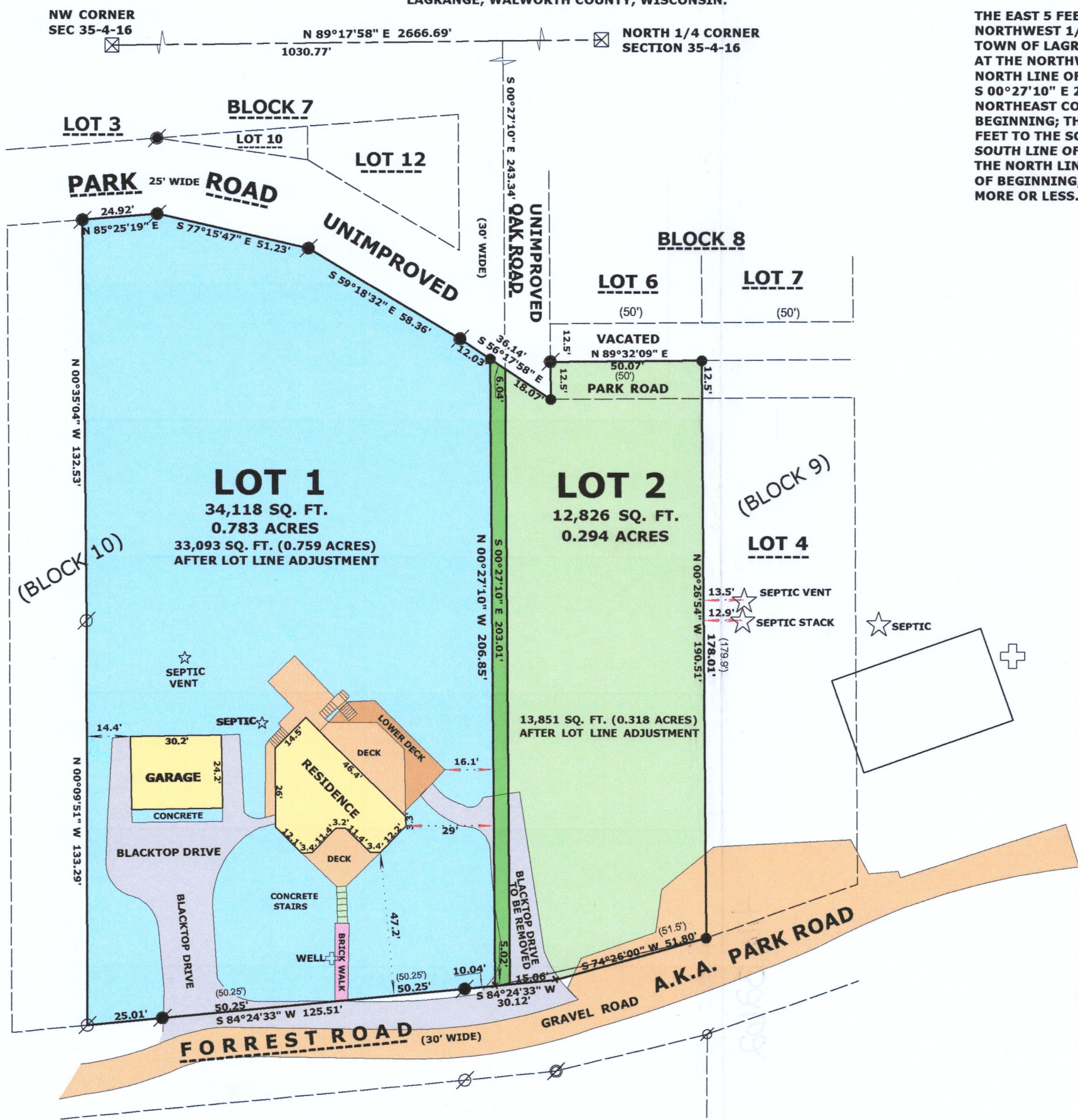
PROPOSED LOT LINE ADJUSTMENT FROM LOT 1 TO LOT 2

THE EAST 5 FEET OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4957, LOCATED IN THE  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST,  
TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE  
AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE N 89°17'58" E ALONG THE  
NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, 1030.77 FEET; THENCE  
S 00°27'10" E 243.34 FEET TO THE CENTERLINE OF VACATED OAK ROAD AT THE  
NORTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP AND THE POINT OF  
BEGINNING; THENCE S 00°27'10" E ALONG THE EAST LINE OF SAID LOT 1, 203.01  
FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S 84°24'33" W ALONG THE  
SOUTH LINE OF SAID LOT 1, 5.02 FEET; THENCE N 00°27'10" W 206.85 FEET TO  
THE NORTH LINE OF SAID LOT 1; THENCE S 56°17'58" E 6.04 FEET TO THE POINT  
OF BEGINNING, AND CONTAINING 1,025 SQUARE FEET OR 0.0235 ACRE(S) OF LAND,  
MORE OR LESS.

"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)."

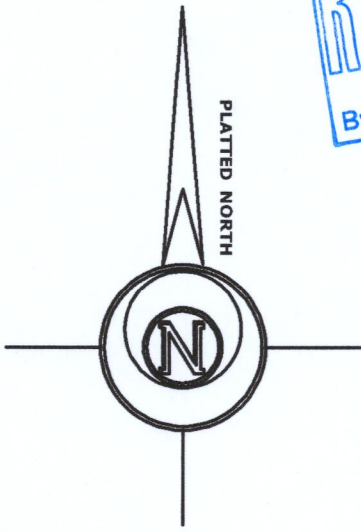
OWNERS LOT 1:  
MARK G. LABBE  
JIM MATSAS  
P.O. BOX 618  
ITASCA, IL 60143

OWNER LOT 2:  
CHARLES E. MILLER  
842 SENTINEL DRIVE  
JANESVILLE, WI 53546



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- SET P.K. NAIL IN PAVEMENT
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION



SCALE: 1 INCH = 40 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."



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WISCONSIN PROFESSIONAL  
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DATE: APRIL 16, 2021 JOB NO. 19.511

HA4057-1 HA4057-2

416-32102