

LAND-MARK SURVEYING
Mark L. Miritz

Wisconsin Professional Land Surveyor S-2582

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Whitewater, WI 53190
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OWNERS:
CHARLES TAYLOR TRUST
BARBARA TAYLOR TRUST
N7832 JACKSON ROAD
WHITEWATER, WI 53190

TAX PARCEL HLG 2800005A
TAX PARCEL HLG 3300002

"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)."

PLAT OF SURVEY

CERTIFIED SURVEY MAP NO. 4895 LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN.

OWNERS:
JAMES M. TAYLOR
MELANIE TAYLOR
W6393 TERRRITORIAL RD.
WHITEWATER, WI 53190

LOT LINE ADJUSTMENT FROM HLG 3300002 TO LOT 1, C.S.M. NO. 4895

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE N 88°45'22" E 1299.16 FEET ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE S 00°33'44" E ALONG SAID WEST LINE 31.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°33'44" E ALONG SAID WEST LINE 67.24 FEET; THENCE N 88°45'22" E 193.61 FEET; THENCE N 43°35'53" W 90.98 FEET; THENCE S 88°45'22" W 131.52 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,930 SQUARE FEET OR 0.25 ACRE(S) OF LAND, MORE OR LESS.

LOT LINE ADJUSTMENT FROM HLG 2800005A TO LOT 1, C.S.M. NO. 4895

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N 88°45'22" E 1677.06 FEET ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N 52°28'23" E 35.40 FEET; THENCE N 03°10'24" W 111.89 FEET TO THE POINT OF BEGINNING; THENCE S 88°54'14" W 161.66 FEET; THENCE N 03°26'04" W 230.21 FEET TO THE CENTERLINE OF TERRITORIAL ROAD; THENCE N 59°03'43" E ALONG SAID CENTERLINE 207.29 FEET; THENCE S 31°02'59" E 227.33 FEET; THENCE S 59°03'43" W 143.65 FEET; THENCE S 03°10'24" E 64.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 63,747 SQUARE FEET OR 1.46 ACRE(S) OF LAND, MORE OR LESS.

LOT 1, C.S.M. NO. 4895
185,993 SQ. FT. (4.27 ACRES)
AFTER LOT LINE ADJUSTMENT
170,323 SQ. FT. (3.91 ACRES)
LESS RIGHT-OF-WAY

LOT LINE ADJUSTMENT
HLG 2800005A TO LOT 1, C.S.M. NO. 4895
63,747 SQ. FT. (1.46 ACRES)

SW CORNER SEC. 28-4-16
NW CORNER SEC. 33-4-16

SOUTH 1/4 CORNER SEC. 28-4-16
NORTH 1/4 CORNER SEC. 33-4-16

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

LEGEND

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

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: DEC. 11, 2021 JOB NO. 19.1204

HA4895-1

416-3349