

PLAT OF SURVEY – LOT LINE ADJUSTMENT
LOTS 11 & 12 OF THE PLAT OF LASELVA

LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST,
TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN

PRE-LLA LEGAL DESCRIPTIONS

HL 00009 (PARTIAL LOT 11)

ALL OF LOT 11 IN THE PLAT OF LASELVA, EXCEPT A STRIP OF LAND OFF THE SW'LY SIDE OF SAID LOT 11, MEASURING 10 FEET IN WIDTH AT THE LAKE SHORE AND 15 FEET AT THE N'LY END OF THE SAID LOT. EXCEPTING FROM THE ABOVE-DESCRIBED PARCEL A SECOND STRIP OFF THE W. 1/2 OF THE REMAINING LAND TO BE CONVEYED, SAID STRIP OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NW CORNER OF LOT 11 OF LASELVA AS ORIGINALLY PLATTED; THENCE E'LY ALONG THE LAKE SHORE 10 FEET TO THE POINT OF BEGINNING; THENCE E'LY ALONG THE LAKE SHORE 2 FEET IN A GENERAL N'LY DIRECTION TO A POINT; THENCE S'LY 84 FEET MORE OR LESS TO A POINT IN THE S. LOT LINE OF LOT 11, WHICH POINT IS 27 FEET FROM THE SW'LY CORNER STAKE OF LOT 11 OF LASELVA, AS ORIGINALLY PLATTED; THENCE ALONG SAID LOT LINE IN A SW'LY DIRECTION 12 FEET TO A POINT ON THE S. LINE OF SAID LOT 11; THENCE IN A GENERALLY N'LY DIRECTION 84 FEET MORE OR LESS TO THE PLACE OF BEGINNING. TOWN OF LA GRANGE. CONTAINING 5,900 SQUARE FEET (0.14 ACRES) OF LAND, MORE OR LESS.

HL 00010 (LOT 12):

PART OF THE LASELVA SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 12 OF SAID SUBDIVISION. CONTAINING 10,364 SQUARE FEET (0.24 ACRES) OF LAND, MORE OR LESS.

LOT LINE ADJUSTMENTS

PARCEL 11A

PART OF THE LASELVA SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CHISELED "X" ON A BOULDER MARKING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, THENCE N 60DEG 48MIN 24SEC W, 70.58 FEET TO THE POINT OF BEGINNING; THENCE N 60DEG 48MIN 24SEC W, 18.44 FEET; THENCE N 34DEG 56MIN 30SEC E, 2.01 FEET; THENCE S 54DEG 32MIN 07SEC E, 18.35 FEET TO THE POINT OF BEGINNING. CONTAINING 18.47 SQUARE FEET (0.00 ACRES) OF LAND, MORE OR LESS.

PARCEL 12A

PART OF THE LASELVA SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CHISELED "X" ON A BOULDER MARKING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, THENCE N 60DEG 48MIN 24SEC W, 52.13 FEET TO THE POINT OF BEGINNING; THENCE S 35DEG 27MIN 53SEC W, 2.02 FEET; THENCE N 54DEG 32MIN 07SEC W, 18.35 FEET; THENCE S 60DEG 48MIN 24SEC E, 18.46 FEET TO THE POINT OF BEGINNING. CONTAINING 18.49 SQUARE FEET (0.00 ACRES) OF LAND, MORE OR LESS.

POST-LLA LEGAL DESCRIPTIONS

HL 00009 (PARTIAL LOT 11)

ALL OF LOT 11 IN THE PLAT OF LASELVA, EXCEPT A STRIP OF LAND OFF THE SW'LY SIDE OF SAID LOT 11, MEASURING 10 FEET IN WIDTH AT THE LAKE SHORE AND 15 FEET AT THE N'LY END OF THE SAID LOT. EXCEPTING FROM THE ABOVE-DESCRIBED PARCEL A SECOND STRIP OFF THE W. 1/2 OF THE REMAINING LAND TO BE CONVEYED, SAID STRIP OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NW CORNER OF LOT 11 OF LASELVA AS ORIGINALLY PLATTED; THENCE E'LY ALONG THE LAKE SHORE 10 FEET TO THE POINT OF BEGINNING; THENCE E'LY ALONG THE LAKE SHORE 2 FEET IN A GENERAL N'LY DIRECTION TO A POINT; THENCE S'LY 84 FEET MORE OR LESS TO A POINT IN THE S. LOT LINE OF LOT 11, WHICH POINT IS 27 FEET FROM THE SW'LY CORNER STAKE OF LOT 11 OF LASELVA, AS ORIGINALLY PLATTED; THENCE ALONG SAID LOT LINE IN A SW'LY DIRECTION 12 FEET TO A POINT ON THE S. LINE OF SAID LOT 11; THENCE IN A GENERALLY N'LY DIRECTION 84 FEET MORE OR LESS TO THE PLACE OF BEGINNING. TOWN OF LA GRANGE. EXCEPTING: PART OF THE LASELVA SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CHISELED "X" ON A BOULDER MARKING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, THENCE N 60DEG 48MIN 24SEC W, 52.13 FEET TO THE POINT OF BEGINNING; THENCE S 35DEG 27MIN 53SEC W, 2.02 FEET; THENCE N 54DEG 32MIN 07SEC W, 18.35 FEET; THENCE S 60DEG 48MIN 24SEC E, 18.46 FEET TO THE POINT OF BEGINNING. INCLUDING: PART OF THE LASELVA SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CHISELED "X" ON A BOULDER MARKING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, THENCE N 60DEG 48MIN 24SEC W, 70.58 FEET TO THE POINT OF BEGINNING; THENCE N 60DEG 48MIN 24SEC W, 18.44 FEET; THENCE N 34DEG 56MIN 30SEC E, 2.01 FEET; THENCE S 54DEG 32MIN 07SEC E, 18.35 FEET TO THE POINT OF BEGINNING. CONTAINING 5,900 SQUARE FEET (0.14 ACRES) OF LAND, MORE OR LESS.

HL 00010 (LOT 12):

PART OF THE LASELVA SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 12 OF SAID SUBDIVISION. INCLUDING: PART OF THE LASELVA SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CHISELED "X" ON A BOULDER MARKING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, THENCE N 60DEG 48MIN 24SEC W, 52.13 FEET TO THE POINT OF BEGINNING; THENCE S 35DEG 27MIN 53SEC W, 2.02 FEET; THENCE N 54DEG 32MIN 07SEC W, 18.35 FEET; THENCE S 60DEG 48MIN 24SEC E, 18.46 FEET TO THE POINT OF BEGINNING. EXCEPTING: PART OF THE LASELVA SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CHISELED "X" ON A BOULDER MARKING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, THENCE N 60DEG 48MIN 24SEC W, 70.58 FEET TO THE POINT OF BEGINNING; THENCE N 60DEG 48MIN 24SEC W, 18.44 FEET; THENCE N 34DEG 56MIN 30SEC E, 2.01 FEET; THENCE S 54DEG 32MIN 07SEC E, 18.35 FEET TO THE POINT OF BEGINNING. CONTAINING 10,364 SQUARE FEET (0.24 ACRES) OF LAND, MORE OR LESS.

NOTE: 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)

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 MEAN MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

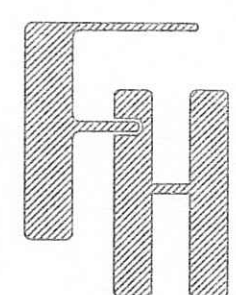
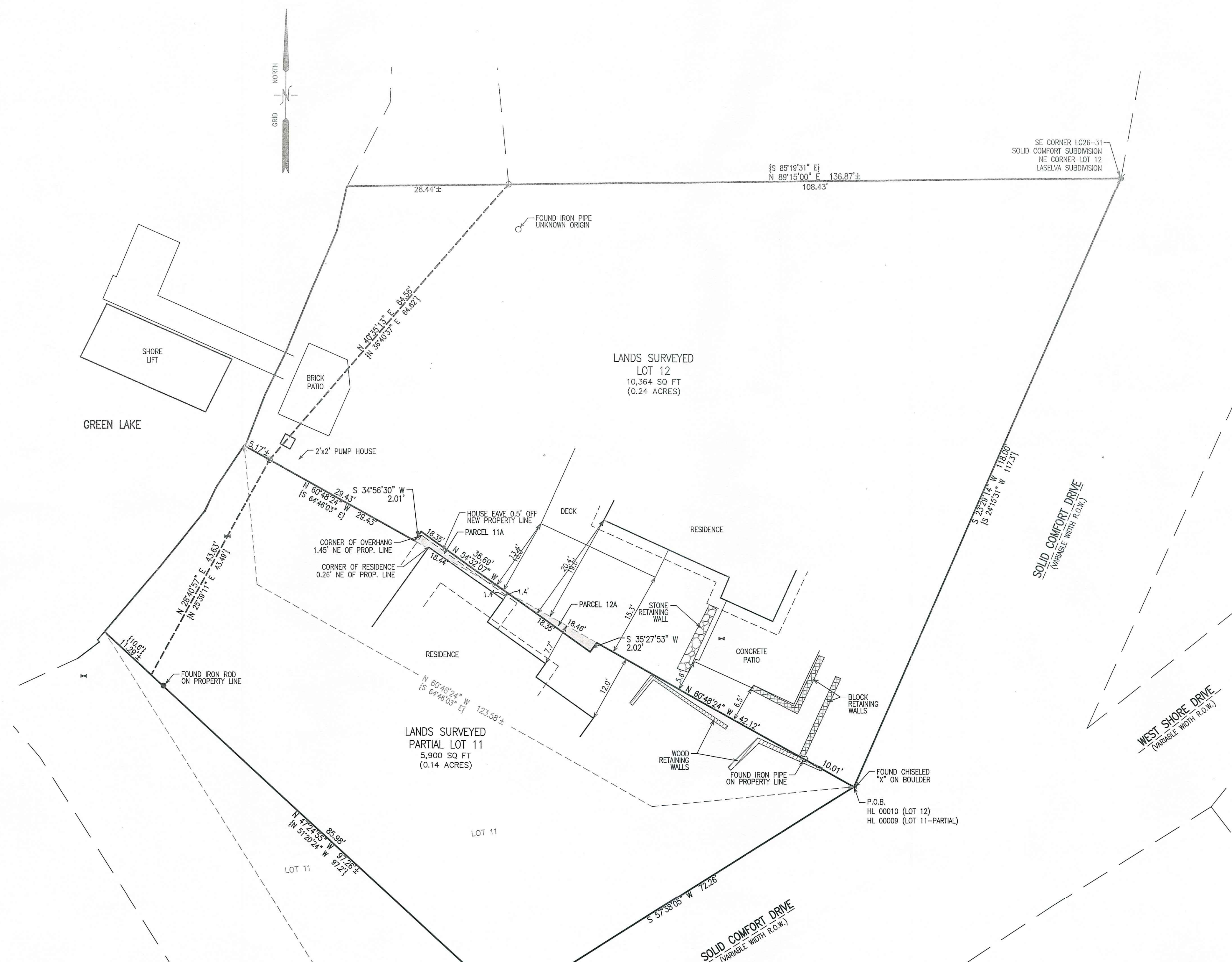
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE YEAR FROM THE DATE HEREOF. FIELDWORK COMPLETED 6/05/2024.

DATED: 6/28/2024

CHRISTOPHER A. HODGES
S-2760
ELKHORN, WIS.
LAND SURVEYOR

P.L.S. 2760

- LEGEND
- ✕ = CHISELED "X" MONUMENT
 - = IRON PIPE FOUND 1 3/8" O.D.
 - = IRON REBAR FOUND 3/4" O.D.
 - ⦿ = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
 - [XXX] = RECORDED AS



LOT LINE ADJUSTMENT
W5450 SOLID COMFORT DRIVE
ELKHORN, WI 53121

WORK ORDERED BY -
LISA SPORCH
4905 RIDGE PLACE
EDINA, MN 55424

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS

PROJECT NO.
4610.24
DATE
5/20/2024
SHEET NO.
1 OF 1