# LAND-MARK SURVEYING

Mark L. Miritz

Wisconsin Registered Land Surveyor S-2582

N9330 Knuteson Drive Whitewater, WI 53190 Phone: (262)495-3284 FAX: (262) 495-8421 LAND-MARKSURVEYING.COM

## PLAT OF SURVEY

A PROPOSED LOT LINE ADJUSTMENT BETWEEN LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 3676 LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 4 NORTH, RANGE 17 EAST, TROY TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

> ( N 88°09'18"W 27.50') N 89°56'13" W 27.54

> > 00°54'28"

2626.08

#### LOT LINE ADJUSTMENT FROM LOT 2 TO LOT 1

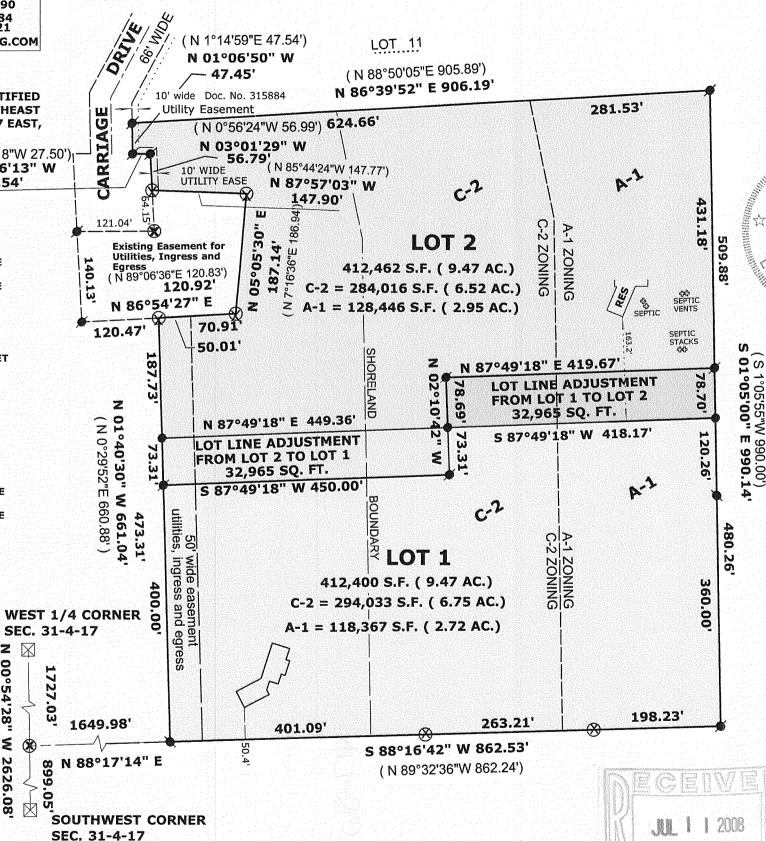
A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3676 AS RECORDED IN VOLUME 22, PAGE 45, DOCUMENT NO. 595988, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 4 NORTH, RANGE 17 EAST, TROY TOWNSHIP, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N 0°54'28" W ALONG THE WEST LINE OF SAID SECTION 31, 899.05 FEET TO A FOUND CONCRETE MONUMENT; THENCE N 88°17'14" E 1649.98 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3676; THENCE N 1°40'30" W ALONG THE WEST LINE OF SAID LOT 1, 400.00 FEET TO A FOUND IRON ROD AND THE POINT OF BEGINNING: THENCE CONTINUE N 01°40'30" W 73.31 FEET TO A SET IRON ROD; THENCE N 87°49'18" E 449.36 FEET TO A SET IRON ROD; THENCE S 02°10'42" E 73.31 FEET TO A FOUND IRON ROD; THENCE S 87°49'18" W 450.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 32,965. SQUARE FEET OR 0.76 ACRESS OF LAND, MORE OR LESS.

#### LOT LINE ADJUSTMENT FROM LOT 1 TO LOT 2

A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3676 AS RECORDED IN VOLUME 22, PAGE 45, DOCUMENT NO. 595988, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 4 NORTH, RANGE 17 EAST, TROY TOWNSHIP, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N 0°54'28" W ALONG THE WEST LINE OF SAID SECTION 31, 899.05 FEET TO A FOUND CONCRETE MONUMENT; THENCE N 88°17'14" E 1649.98 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3676: THENCE N 1°40'30" W ALONG THE WEST LINE OF SAID LOT 1, 473,31 FEET TO A SET IRON ROD: THENCE N 87°49'18" E 449.36 FEET TO A SET IRON AND THE POINT OF BEGINNING; THENCE N 02°10'42" W 78.69 TO A FOUND IRON ROD; THENCE N 87°49'18" E 419.67 FEET TO A FOUND IRON ROD ON THE EAST LINE OF SAID CERTIFIED SURVEY MAP: THENCE S 01°05'00" E ALONG SAID EAST LINE 78.70 FEET TO A SET IRON ROD; THENCE S 87°49'18" W 418.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 32,965 SQUARE FEET OR 0.76 ACRES OF LAND, MORE OR LESS. Z

**OWNERS LOT 1: BART & AMY BREBER** P.O. BOX 393 **ELKHORN, WI 53121** 

OWNERS LOT 2: SEAN G. & DEBORAH M. TIMMER N7426 CARRIAGE DRIVE ELKHORN, WI 53121



#### 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).





### **LEGEND**

FOUND IRON ROD

FOUND COUNTY MONUMENT

FOUND CONCRETE MONUMENT

SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA

RECORDED AS DIMENSION

#### SCALE: 1" = 150FEET

"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

> MARK L. MIRITZ **WISCONSIN REGISTERED**

**LAND SURVEYOR S-2582** 

DATE: MAY 21, 2008 JOB NO. 08.302

LA3676-1 LA3676-2