PLAT OF SURVEY, REZONE MAP, AND LAND DIVISION CONCEPT PLAN

LOT 1 OF CERTIFIED SURVEY MAP NO. 2047 AND UNPLATTED LANDS DESCRIBED AS "THE NE 1/4 OF THE NW 1/4 AND THE E 1/2 OF THE NW 1/4 OF SECTION 20...EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP NO. 2047", ALL LOCATED IN THE NE 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 30, TOWN 4 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

RESIDENCE-

LP TANK-

PROPOSED LOT 2

211,120 S.F. (4.85 ACRES)

TO REMAIN

CURRENT A-1 ZONING

PLAY EQUIPMENT

465.16'

□<--SHED

← WOOD FENCE

TAX PARCEL L T 2000003

2,093,812 S.F. (48.07 ACRES)

S 88°59'56" W 1986.34'

S 89°01'10" W 2633.59'

174.63'

LOT 1 C.S.M. 2047

429,08 (9.85 AC

N 88*50'11" W 1004.94'

LEGAL DESCRIPTION - LANDS CURRENTLY ZONED A-1 TO BE ZONED C-2

COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SQUARE FEET (5.00 ACRES) OF LAND, MORE OR LESS.

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2047 LOCATED IN PART OF THE NORTHWEST

1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 17 EAST, WALWORTH

BEGINNING AT AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 1 OF

N 89DEG 01MIN 10SEC E, 524.52 FEET; THENCE S 00DEG 58MIN 50SEC E, 419.68 FEET TO

CERTIFIED SURVEY MAP NO. 2047; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1,

THE SOUTHERLY BOUNDARY OF SAID LOT 1; THENCE N 88DEG 50MIN 11SEC W, 539.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 01DEG 09MIN 09SEC E, 399.76 FEET TO THE POINT OF BEGINNING. CONTAINING 217,961

BRUSH/TREES

{1004.88'}

<u>N 89°01'10" Ен 699.15'н — он</u>

524.52

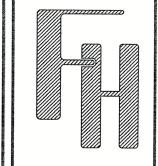
PROPOSED LOT 1

217,961 S.F. (5.00 ACRES)

CURRENT A-1 ZONING

TO BECOME C-2 ZONING

539.78



REVISIONS

PROJECT NO.

11064

08/08/2024

SHEET NO.

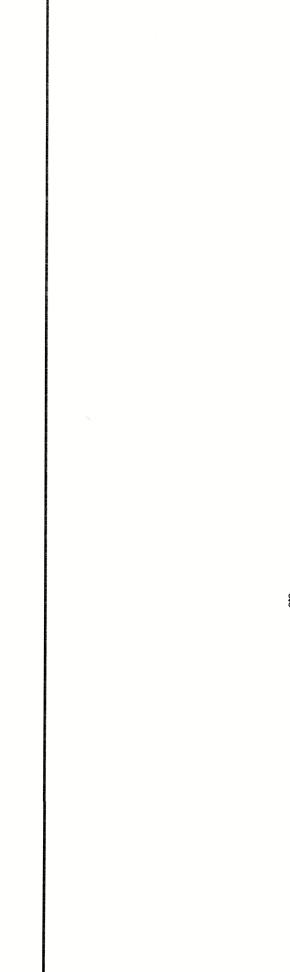
1 OF 1

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 MEANS 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 DIRECTION 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 THERETO WITHIN ONE YEAR FROM THE DATE HEREOF. FIELD WORK WAS CONDUCTED 7/19/2024

CHRISTOPHER A. HODGES P.L.S. 2760

N. 1/4 CORNER ¬ 20-4-17



MAP SCALE IN FEET - ORIGINAL 1"=100"

417-1219 LAZ047-1 LT2-3

N 89°01'10" E 1276.62'

938.73' {938.75'}

BY SEPARATE INSTRUMENT (C.S.M.).

NOTE: THE LAND DIVISION SHALL BE DONE

NW CORNER 20-4-17

O = FOUND IRON PIPE STAKE= FOUND CONCRETE COUNTY

LEGEND

 $\{XXX\}$ = RECORDED AS