

PLAT OF SURVEY – LOT LINE ADJUSTMENT LOTS 1 & 2 OF CERTIFIED SURVEY MAP 3908

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION – L.L.A. PARCEL

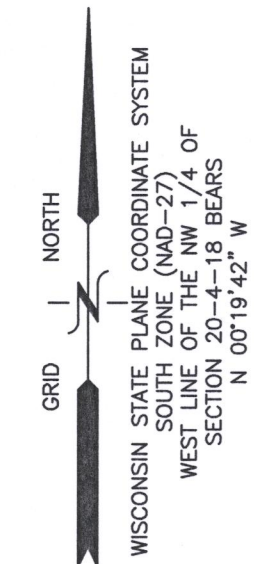
WESTERLY 20 FEET OF LOT 2 CERTIFIED SURVEY MAP NO. 3908,
WALWORTH COUNTY, WISCONSIN DOC. NO. 669558. CONTAINING
7,246 SQ FT (0.16 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – TAX PARCEL PA 390800001 POST LLA

LOT 1 OF CERTIFIED SURVEY MAP NO. 3908, WALWORTH COUNTY,
WISCONSIN DOC. NO. 669558, AND PART OF THE WESTERLY 20 FEET
OF LOT 2 OF SAID C.S.M. CONTAINING 101,257 SQ FT (2.32 ACRES)
OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – TAX PARCEL PA 390800002 POST LLA

LOT 2 OF CERTIFIED SURVEY MAP NO. 3908, WALWORTH COUNTY,
WISCONSIN DOC. NO. 669558, EXCEPTING THE WESTERLY 20 FEET OF
LOT 2 OF SAID C.S.M. CONTAINING 107,031 SQ FT (2.46 ACRES) OF
LAND, MORE OR LESS.



LOT LINE ADJUSTMENT
N8408 DIVISION ROAD
EAST TROY, WI 53120

WORK ORDERED BY
KATHERINE KITTELSON
N8408 DIVISION ROAD
EAST TROY, WI 53120

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
6881
DATE:
5/18/2022
SHEET NO.
1 OF 1

NORTHWEST CORNER
SECTION 20-4-18

1032.30'

33.00'

DIVISION ROAD
S 00°19'42" E 286.34'
{286.77}

S 00°19'42" E 285.83'
{285.77}

33' WIDE STRIP OF LAND
DEDICATED TO THE PUBLIC

25' STREET YARD

PAVEMENT

EXISTING RESIDENCE

DECK

SEPTIC TANK

PORCH

LOT 1 CSM 3908
101,257 SQ FT
(2.32 ACRES)
TAX PARCEL: PA390800001

15' SIDE YARD

N 88°42'08" E 361.88'
{S 88°42'57" W}

OUTLOT 1

LYNNDALE SUBDIVISION ADDITION NO. 2
VILLAGE OF EAST TROY

LOT 1 CSM 148

{N 89°40'10" E}
N 89°39'30" E 100.48'

N 00°22'53" W 80.62'
{N 00°20'29" W 80.57}

LOT 1 CSM 148

{N 89°34'55" E 261.67'}
N 89°36'35" E 261.54'

228.54'
{228.67}

15' SIDE YARD

SHEDS

25' REAR YARD

{N 00°19'42" W 361.55}

N 00°19'42" W 361.15'

20' SIDE YARD

90.05'

65.38'

NATURAL DRAINAGE
RESERVATION AREA
NO FILLING, GRADING,
OR BUILDINGS ALLOWED

202.42'

{309.03}

308.88'

254.14'

20.11'

LOT 72

NO ACCESS

S 88°42'08" W 298.47'
{S 88°42'57" W}

LOT 71

20' SIDE YARD

{S 00°19'09" E 356.25'}
S 00°17'38" E 356.17'

2ND ADDITION TO GLENN VIEW ESTATES
VILLAGE OF EAST TROY

100' REAR YARD
SOIL BORINGS

LOT 2 CSM 3908
107,031 SQ FT
(2.46 ACRES)
TAX PARCEL: PA390800002

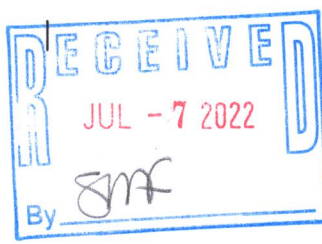
25' STREET YARD

33'

NO ACCESS

FREMONT STREET

66'



WEST QUARTER CORNER
SECTION 20-4-18

NOTE: LOT 1 IS HEREBY RESTRICTED FROM ANY FURTHER LAND DIVISIONS.

NOTE: LOT 2 IS TO ACCESS FREMONT STREET WITH A MINIMUM STANDARDS
GRAVEL DRIVE WITH A CULVERT INSTALLED TO BE BUILT TO CONNECT WITH THE
PAVED ROADWAY FOR FREMONT STREET. SAID DRIVE TO BE CONSTRUCTED OVER
THE EAST (33) THIRTY-THREE FEET OF THE PLATTED RIGHT-OF-WAY, THE EXACT
LOCATION TO BE DETERMINED UPON RESIDENTIAL PERMIT PLAT PREPARATION.



- LEGEND
- MONUMENT w/BRASS CAP
 - IRON PIPE FOUND
 - IRON REBAR FOUND
 - IRON REBAR SET
 - SOIL BORING
 - RECORDED AS
 - VACATED BOUNDARY LINE
 - NEW BOUNDARY LINE



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.

DATED: 5/18/2022
CHRISTOPHER A. HODGES P.L.S. 2760

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PA3908-1 PA3908-2

418-2851