

PLAT OF SURVEY
FOR PROPOSED LOT LINE ADJUSTMENT
-OF-

EXISTING PARCEL: PET2600002A (LEGAL DESCRIPTION PER SURVEY BY RSV, DATED APRIL 27, 2005)

A PARCEL OF LAND IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 26; THENCE WITH THE NORTH LINE OF SAID NORTHEAST 1/4 N89°12'26"W, A DISTANCE OF 836.54 FEET TO THE POINT OF BEGINNING; THENCE S47°12'28"W, A DISTANCE OF 412.75 FEET TO A POINT IN THE CENTERLINE OF S.T.H. "20"; THENCE WITH SAID CENTERLINE N43°22'27"W, A DISTANCE OF 396.71 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S89°12'26"E, A DISTANCE OF 575.39 FEET TO THE POINT OF BEGINNING.

PROPOSED LANDS TO BE ADDED BY LOT LINE ADJUSTMENT:

PARCEL A: PET2300009C

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, SECTION 23, TOWN 4 NORTH, RANGE 18 EAST; THENCE NORTH 89°12'26" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1016.67 FEET TO THE SOUTHWEST CORNER OF CSM #2271 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89°12'26" WEST, 395.26 FEET; THENCE NORTH 81°08'36" EAST, 238.64 FEET; THENCE SOUTH 89°12'26" EAST, 160.00 FEET; THENCE SOUTH 00°47'34" WEST, 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: PART OF PET2300009

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, SECTION 23, TOWN 4 NORTH, RANGE 18 EAST; THENCE NORTH 89°12'26" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 AS PREVIOUSLY SURVEYED; 1016.10 FEET TO THE SOUTHWEST CORNER OF C.S.M. NO. 2271 AND POINT OF BEGINNING; THENCE NORTH 00°47'34" EAST 40.00 FEET; THENCE NORTH 89°12'26" WEST 160.00 FEET; THENCE SOUTH 81°08'36" WEST 74.35 FEET; THENCE NORTH 47°15'07" EAST 212.33 FEET; THENCE SOUTH 46°39'19" EAST 180.59 FEET TO THE WESTERLY LINE OF C.S.M. NO. 2271; THENCE SOUTH 46°52'02" WEST ALONG SAID WEST LINE 74.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES OF LAND MORE OR LESS.

PARCEL C: PART OF PA227100003

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, SECTION 23, TOWN 4 NORTH, RANGE 18 EAST; THENCE NORTH 89°12'26" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 AS PREVIOUSLY SURVEYED; 934.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°12'26" WEST 81.45 FEET TO THE SOUTHWEST CORNER OF C.S.M. NO. 2271; THENCE NORTH 46°52'02" EAST ALONG THE WESTERLY LINE OF C.S.M. NO. 2271, 74.50 FEET; THENCE SOUTH 27°28'52" EAST 58.68 FEET TO THE POINT OF BEGINNING. CONTAINING 2,105 SQUARE FEET MORE OR LESS.

SURVEY FOR: BURDETTE MARTIN

SURVEY ADDRESS: W572 HIGHWAY 20

NOTE: THE DESCRIPTION RECORDED AS DOCUMENT NO.1064923 ENCOMPASSES THE EXTERIOR BOUNDARY OF BOTH TAX PARCEL NO. PET2600002A AND PET2300009C.

"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)."

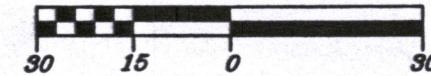
BEARINGS HEREON RELATE TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 23-4-18. ASSUMED BEARING NORTH 89°12'26" WEST.

REFER TO A CURRENT TITLE REPORT FOR EASEMENTS OR RESTRICTIONS THAT COULD AFFECT THE USE OF THIS SITE.

LEGEND

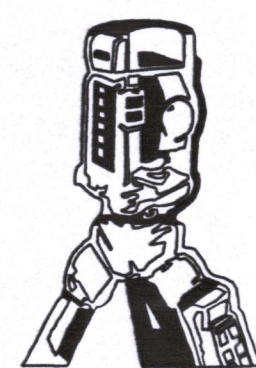
- FOUND IRON PIPE
- SET IRON PIPE
- () RECORDED AS
- ◆ FOUND COUNTY MONUMENT

GRAPHIC SCALE



"I hereby certify that I have surveyed the above described property and that the above map is a correct 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 encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

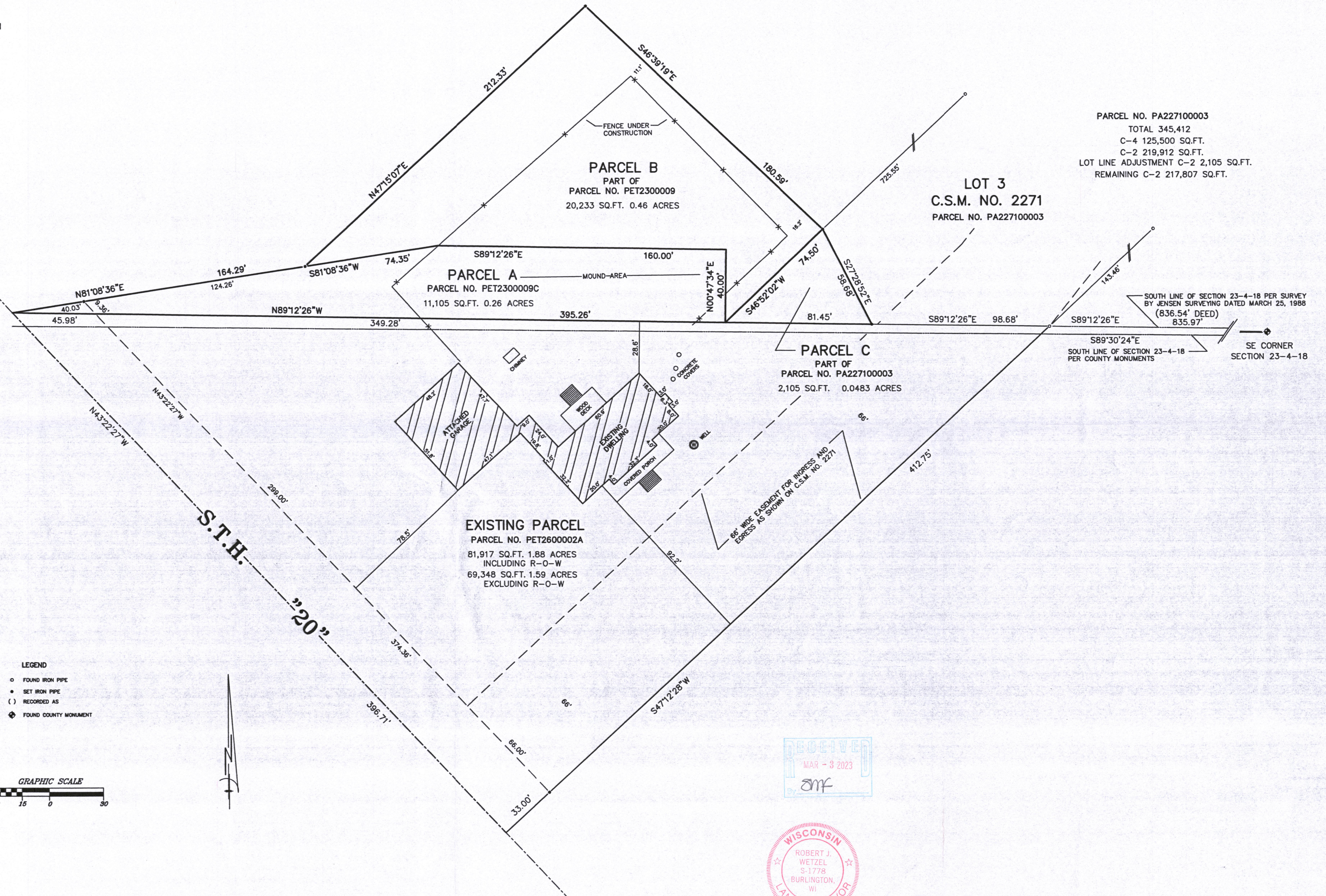


B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

PET26-2A PET23-9C PET23-9 PA2271-3

PARCEL NO. PET2300009

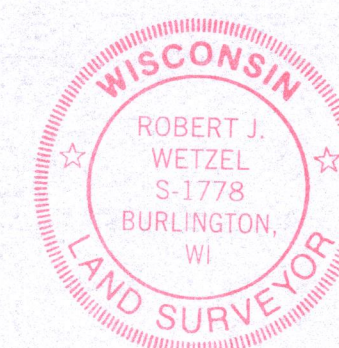
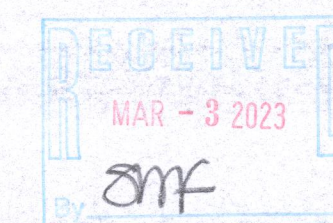


PARCEL NO. PA227100003

TOTAL 345,412
C-4 125,500 SQ.FT.
C-2 219,912 SQ.FT.
LOT LINE ADJUSTMENT C-2 2,105 SQ.FT.
REMAINING C-2 217,807 SQ.FT.

LOT 3
C.S.M. NO. 2271
PARCEL NO. PA227100003

SOUTH LINE OF SECTION 23-4-18 PER SURVEY BY JENSEN SURVEYING DATED MARCH 25, 1988 (836.54' DEED) 835.97'
S89°12'26"E 98.68'
S89°12'26"E
S89°30'24"E
SOUTH LINE OF SECTION 23-4-18 PER COUNTY MONUMENTS
SE CORNER SECTION 23-4-18



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

Robert J. Wetzel
S-1778

DRAWN BY: RW	REVISED: 1/17/2023 DATE: 1/12/2023
CHECKED BY: BW, DW	DRAWING NO.: 10780LLA
JOB NO.: 10780	SHEET 1 OF 1

418-3882