

PLAT OF SURVEY

PROPOSED LOT LINE ADJUSTMENT

PI 00007
LOT 7 OF ISLAND CLUB SUBDIVISION, LOCATED IN THE NW ¼ OF THE SW ¼ AND THE NE ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼ AND THE SW ¼ OF THE SW ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

TAX KEY No. PI 00006
LOT 6 OF ISLAND CLUB SUBDIVISION, LOCATED IN THE NW ¼ OF THE SW ¼ AND THE NE ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼ AND THE SW ¼ OF THE SW ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

AREA TO BE ADDED TO TAX KEY No. PI 00007
COMMENCING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 6, ISLAND CLUB SUBDIVISION; THENCE S33°44'17"W ALONG THE WEST LINE OF SAID LOT 6, 20.79' TO A FOUND IRON PIPE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S33°44'17"W, 187.05' TO A FOUND IRON REBAR, SAID POINT BEING ON A MEANDER LINE ON THE SHORE LINE OF LAKE BEULAH; THENCE S63°05'03"E ALONG SAID MEANDER LINE, 6.04' TO A POINT; THENCE N33°44'07"E, 146.79' TO A POINT; THENCE N25°11'36"E, 40.00' TO THE POINT OF BEGINNING. AREA INCLUDES LAND BETWEEN THE MEANDERLINE AND ORDINARY HIGH WATER LINE OF LAKE BEULAH. SAID AREA TO BE TRANSFERRED CONTAINS 1074.52 S.F..

NEW TAX KEY No. PI 00007
LOT 7 OF ISLAND CLUB SUBDIVISION, LOCATED IN THE NW ¼ OF THE SW ¼ AND THE NE ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼ AND THE SW ¼ OF THE SW ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN. ALSO INCLUDING THE FOLLOWING DESCRIBED AREA:
COMMENCING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 6, ISLAND CLUB SUBDIVISION; THENCE S33°44'17"W ALONG THE WEST LINE OF SAID LOT 6, 20.79' TO A FOUND IRON PIPE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S33°44'17"W, 187.05' TO A FOUND IRON REBAR, SAID POINT BEING ON A MEANDER LINE ON THE SHORE LINE OF LAKE BEULAH; THENCE S63°05'03"E ALONG SAID MEANDER LINE, 6.04' TO A POINT; THENCE N33°44'07"E, 146.79' TO A POINT; THENCE N25°11'36"E, 40.00' TO THE POINT OF BEGINNING. AREA INCLUDES LAND BETWEEN THE MEANDERLINE AND ORDINARY HIGH WATER LINE OF LAKE BEULAH. SAID AREA CONTAINS 68,743.53 S.F..

NEW TAX KEY No. PI 00006
LOT 6 OF ISLAND CLUB SUBDIVISION, LOCATED IN THE NW ¼ OF THE SW ¼ AND THE NE ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼ AND THE SW ¼ OF THE SW ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN. EXCEPTING THE FOLLOWING DESCRIBED AREA:
COMMENCING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 6, ISLAND CLUB SUBDIVISION; THENCE S33°44'17"W ALONG THE WEST LINE OF SAID LOT 6, 20.79' TO A FOUND IRON PIPE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S33°44'17"W, 187.05' TO A FOUND IRON REBAR, SAID POINT BEING ON A MEANDER LINE ON THE SHORE LINE OF LAKE BEULAH; THENCE S63°05'03"E ALONG SAID MEANDER LINE, 6.04' TO A POINT; THENCE N33°44'07"E, 146.79' TO A POINT; THENCE N25°11'36"E, 40.00' TO THE POINT OF BEGINNING. AREA EXCLUDES LAND BETWEEN THE MEANDERLINE AND ORDINARY HIGH WATER LINE OF LAKE BEULAH. SAID AREA CONTAINS 60,879.24 S.F..

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:

(100.00') RECORDED DISTANCE

100.00' MEASURED DISTANCE

- 1" FOUND IRON PIPE, UNLESS NOTED
- ¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.
- WELL
- SEPTIC TANK
- SEPTIC VENT
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL

SURVEY MADE FOR:
MARK AND KATHY KIERNAN
N945 ISLAND DRIVE
MUKWONAGO, WI 53149

SURVEY MADE FOR:
J.L. RYALL & PAMELA S. RYALL
N9401 ISLAND DR
MUKWONAGO, WI 53149



DATE	ITEM
04/19/2021	ORIGINAL SURVEY
05/14/2021	LOT LINE ADJ.
06/01/2021	CORRECT TYPES

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.

I, MICHAEL A. GREESON R.L.S. #2770, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E 7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PLOT DATE: 6/01/2021

V2G JOB#: 2020-099

FILE NAME: 2020-099 Kathy Kiernan Survey N9425 Island Drive Survey Lake Beulah.DGN