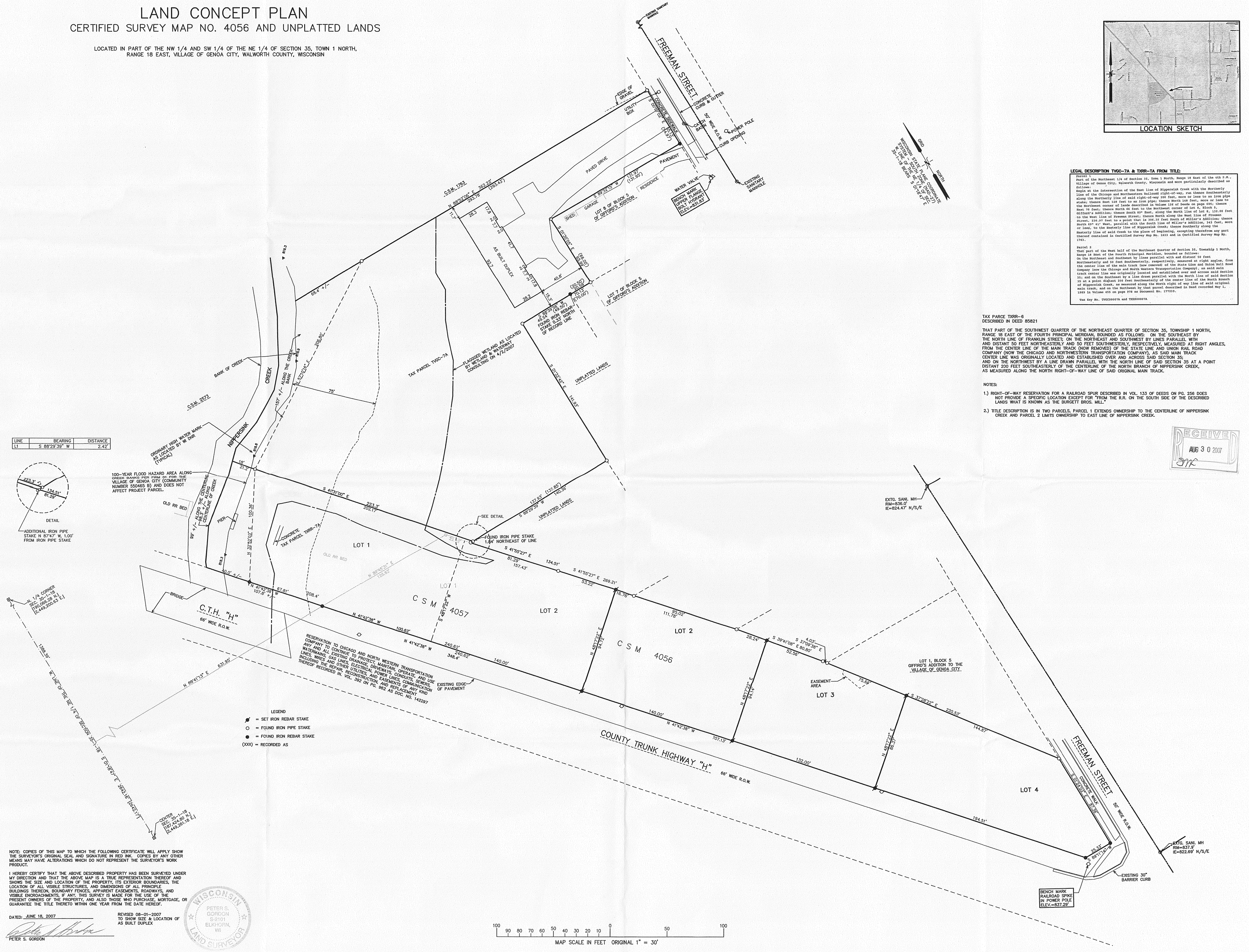
LAND CONCEPT PLAN
CERTIFIED SURVEY MAP NO. 4056 AND UNPLATTED LANDS

LOCATED IN PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY, WALWORTH COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L1	S 88°29'39" W	2.42'

LEGAL DESCRIPTION TVGC-7A & TXRR-7A FROM TITLE:

Parcel 1
Part of the Northeast 1/4 of Section 35, Town 1 North, Range 18 East of the 4th P.M., Village of Genoa City, Walworth County, Wisconsin and more particularly described as follows:
Begin at the intersection of the East line of Nippersink Creek with the Northerly line of the Chicago and Northwestern Railroad right-of-way, run thence Southeasterly along the Northerly line of said right-of-way 206 feet, more or less to an iron pipe stake; thence East 134 feet to an iron pipe; thence North 148 feet, more or less to the Northwest corner of lands described in Volume 156 of Deeds on page 490; thence East 78 feet; thence North 64 feet to the Northeast corner of Lot 8, Block 5, Gifford's Addition; thence South 89° East, along the North line of Lot 8, 132.00 feet to the West line of Freeman Street; thence North along the West line of Freeman Street, 216.97 feet to a point that is 304.32 feet South of Miller's Addition; thence North 89° 41' West, parallel with the South line of Miller's Addition, 343 feet, more or less, to the Easterly line of Nippersink Creek; thence Southerly along the Easterly line of said Creek to the place of beginning, excepting therefrom any part thereof contained in Certified Survey Map No. 1633 and in Certified Survey Map No. 1745.

Parcel 2
That part of the West half of the Northeast Quarter of Section 35, Township 1 North, Range 18 East of the Fourth Principal Meridian, bounded as follows:
On the Northeast and Southeast by lines parallel with and distant 50 feet Northeasterly and 50 feet Southwesterly, respectively, measured at right angles, from the center line of the main track (now removed) of the State Line and Union Rail Road Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 35; and on the Southwest by a line drawn parallel with the North line of said Section 35 at a point distant 200 feet Southeasterly of the center line of the North Branch of Nippersink Creek, as measured along the North right of way line of said original main track, and on the Northwest by that parcel described in Deed recorded May 1, 1989 in Volume 455 on page 978 as Document No. 197239.

Tax Key No. TVGC00007A and TXRR00007A

TAX PARCE TXRR-6
DESCRIBED IN DEED 85821

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE SOUTHEAST BY THE NORTH LINE OF FRANKLIN STREET; ON THE NORTHEAST AND SOUTHWEST BY LINES PARALLEL WITH AND DISTANT 50 FEET NORTHEASTERLY AND 50 FEET SOUTHWESTERLY, RESPECTIVELY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF THE STATE LINE AND UNION RAIL ROAD COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED OVER AND ACROSS SAID SECTION 35; AND ON THE NORTHWEST BY A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SECTION 35 AT A POINT DISTANT 200 FEET SOUTHEASTERLY OF THE CENTERLINE OF THE NORTH BRANCH OF NIPPERSINK CREEK, AS MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ORIGINAL MAIN TRACK.

NOTES:

1.) RIGHT-OF-WAY RESERVATION FOR A RAILROAD SPUR DESCRIBED IN VOL. 133 OF DEEDS ON PG. 256 DOES NOT PROVIDE A SPECIFIC LOCATION EXCEPT FOR "FROM THE R.R. ON THE SOUTH SIDE OF THE DESCRIBED LANDS WHAT IS KNOWN AS THE BURGETT BROS. MILL."

2.) TITLE DESCRIPTION IS IN TWO PARCELS, PARCEL 1 EXTENDS OWNERSHIP TO THE CENTERLINE OF NIPPERSINK CREEK AND PARCEL 2 LIMITS OWNERSHIP TO EAST LINE OF NIPPERSINK CREEK.

RECEIVED AUG 30 2007 SMK

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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE 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 THE DATE HEREOF.

DATED: JUNE 18, 2007

PETER S. GORDON

REVISED 08-01-2007 TO SHOW SIZE & LOCATION OF AS BUILT DUPLEX

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

- WORK ORDERED BY -
BRIGHTER IDEAS HOMEBUILDERS
11510 MAPLE AVE.
HEBRON, IL. 60034

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.
7041/4724.06
DATE
06/18/2007
SHEET NO.
1 OF 1

8/1/2007 K:\Projects\7041\Dwg\ALL TOGETHER.dwg Aug 01, 2007

TVGC-7A TA4057-1 TA4057-2 TA4056-2 TA4056-3

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