

MAP AND LEGAL DESCRIPTION FOR THE PROPOSED LOT LINE ADJUSTMENT OF

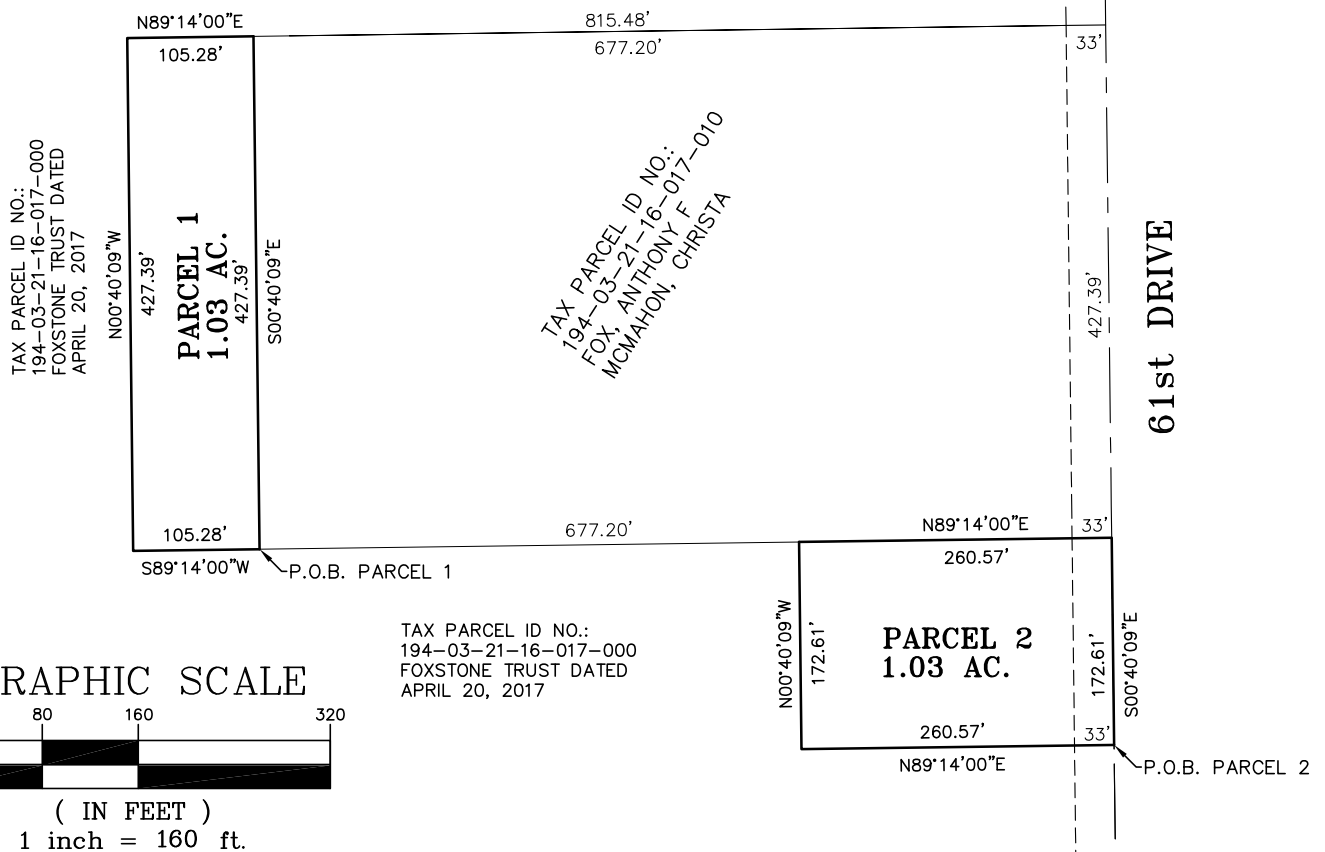


PARCEL 1:
PART OF TAX PARCEL ID NO. 194-03-21-16-017-010 TO BE COMBINED WITH TAX PARCEL ID NO. 194-03-21-16-017-000. THE PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST SECTION 16, TOWN 3 NORTH, RANGE 21 EAST, IN THE TOWN OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREES 40 MINUTES 09 SECONDS WEST, 1039.38' FEET ALONG THE EAST LINE OF SAID QUARTER OF SECTION; THENCE SOUTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, 710.20' TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 14 MINUTES 00 SECONDS EAST, 105.28 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, 427.39 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS EAST, 104.28 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 09 SECONDS EAST, 427.39 FEET TO THE POINT OF BEGINNING.

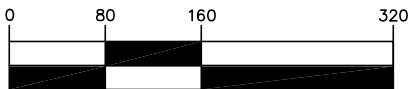
PARCEL 2:
PART OF TAX PARCEL ID NO. 194-03-21-16-017-000 TO BE COMBINED WITH TAX PARCEL ID NO. 194-03-21-16-017-010. THE PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST SECTION 16, TOWN 3 NORTH, RANGE 21 EAST, IN THE TOWN OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREES 40 MINUTES 09 SECONDS WEST, 866.77' FEET ALONG THE EAST LINE OF SAID QUARTER OF SECTION TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, 260.57 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, 172.61 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS EAST, 260.57 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 09 SECONDS EAST, 172.61 FEET TO THE POINT OF BEGINNING.

NE 1/4 OF THE SW 1/4 SECTION 16-3-21 CAST IRON MONUMENT

TAX PARCEL ID NO.:
194-03-21-16-017-000
FOXSTONE TRUST DATED
APRIL 20, 2017



GRAPHIC SCALE



(IN FEET)
1 inch = 160 ft.

OWNER:
ANTHONY FOX
CHRISTA MCMAHON
1020 61ST DR
UNION GROVE, WI 53182

BASIS OF BEARING OF EAST LINE OF SOUTHWEST 1/4 OF SECTION 16-3-21
ASSUMED BEARING N01°40'09\"W
BASIS OF BEARING WILL RELATE TO GRID NORTH, STATE PLANE COORDINATE SYSTEM SOUTH (NAD 1983/2011) UPON FINAL CSM SUBMITTAL

PREPARED: 02/23/2024
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS, OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

LEGEND

- (M) RECORD
- (R) MEASURED
- FOUND MONUMENT
- FOUND OLD IRON PIPE
- SET IRON PIPE 1\" DIAMETER AND AT LEAST 18\" LONG, WEIGHING NOT LESS THAN 1.13 POUNDS PER LINEAL FOOT.

SE 1/4 OF THE SW 1/4 SECTION 16-3-21 CAST IRON MONUMENT

THE PROPOSED LOT LINE ADJUSTMENT
FOX PROPERTY
1020 61st DRIVE
YORKVILLE, WISCONSIN

IG CONSULTING, INC.

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: ANTHONY FOX	SCALE: 1\"=160'
FIELD CREW: D.J.	FIELD WORK: 2024
DRAFTED BY: S.R.M.	CHECKED BY:

PROJECT NUMBER
24013