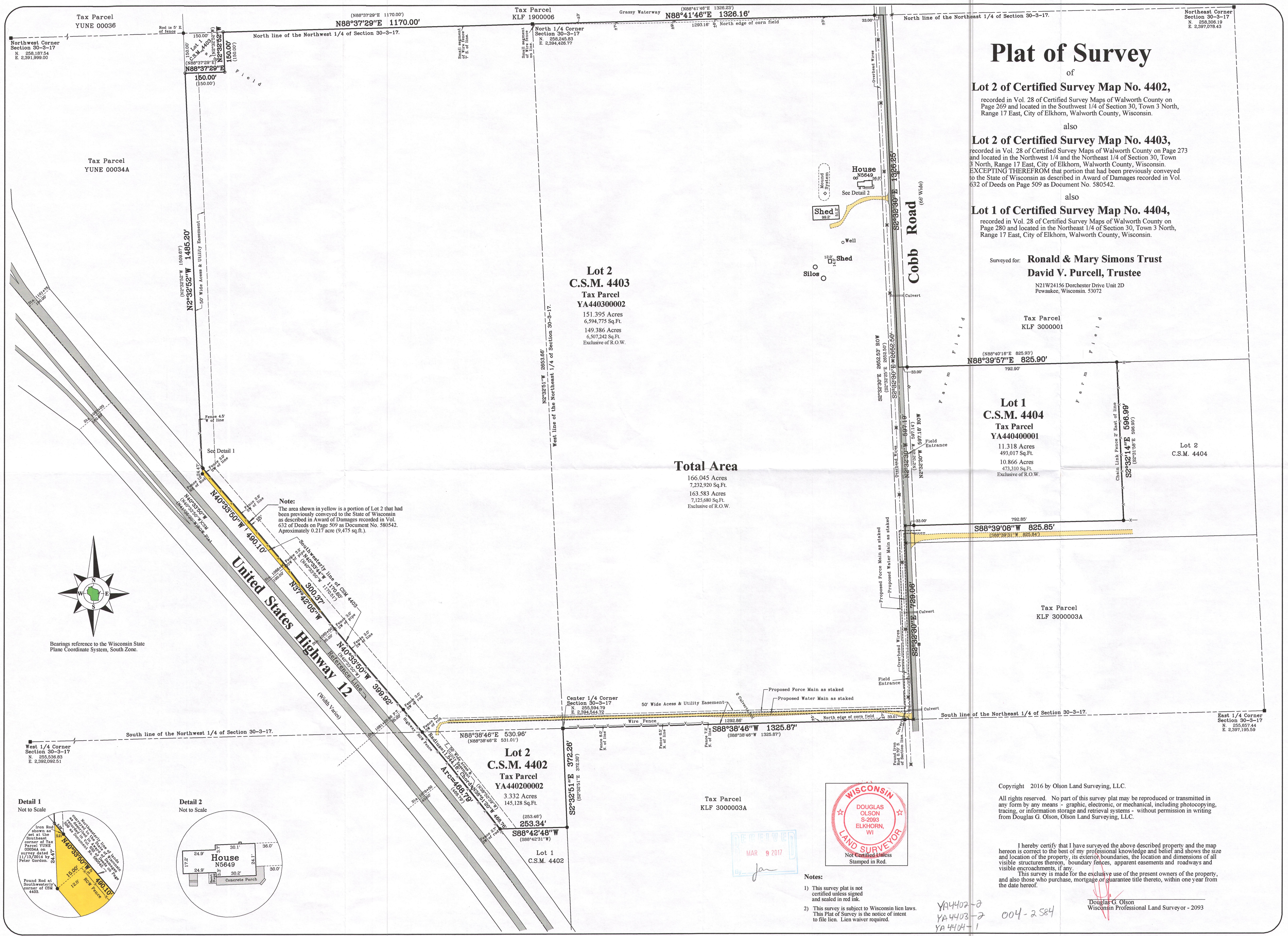
Tax Parcel YUNE 00036
Northwest Corner Section 30-3-17 N. 258,187.54 E. 2,391,998.00
Rod is 5' E. of fence
N88°37'29"E 1170.00' (N88°37'29"E 1170.00')
North line of the Northwest 1/4 of Section 30-3-17.
Tax Parcel KLF 1900006
North 1/4 Corner Section 30-3-17 N. 258,245.83 E. 2,394,426.77
Grassy Waterway
N88°41'46"E 1326.16' (N88°41'46"E 1326.23')
1293.16'
North edge of corn field
33.00'
North line of the Northeast 1/4 of Section 30-3-17.
Northeast Corner Section 30-3-17 N. 258,306.19 E. 2,397,078.43
Lot 1 C.S.M. 4403
150.00' (150.00')
N88°37'29"E 150.00' (150.00')
N2°32'52"W 150.00'
Field
Tax Parcel YUNE 00034A
N2°32'52"W 1485.20' (N2°32'52"W 1500.67')
50' Wide Acess & Utility Easement
Fence 4.5' W of line
See Detail 1
N40°33'50"W 490.10'
Southwesterly line of CSM 4403 N40°33'44"W 1170.00' (N40°33'50"W 1170.01')
N37°42'05"W 300.37'
N40°33'50"W 399.92'
United States Highway 12 (Width Varies)
Reference Line
Radius=11274.16' Arc=468.79' (468.79')
West 1/4 Corner Section 30-3-17 N. 255,536.83 E. 2,392,092.51
South line of the Northwest 1/4 of Section 30-3-17.
Small segment of Wire fence 7' E. of line
West line of the Northeast 1/4 of Section 30-3-17.
N2°32'51"W 2653.66'
Lot 2 C.S.M. 4403 Tax Parcel YA440300002 151.395 Acres 6,594,775 Sq.Ft. 149.386 Acres 6,507,242 Sq.Ft. Exclusive of R.O.W.
Total Area 166.045 Acres 7,232,920 Sq.Ft. 163.583 Acres 7,125,680 Sq.Ft. Exclusive of R.O.W.
House N5649
Mound System
See Detail 2
Shed 51.2' 99.2'
Well
Shed 12.0' 14.0'
Silos
Cobb Road (66' Wide)
S2°32'30"E 1926.25'
Overhead Wires
Culvert
S2°32'30"E 2652.53' ROW (S2°32'25"E 2652.50')
S2°32'30"E 2652.50'
Tax Parcel KLF 3000001
Farm Field
N88°39'57"E 825.90' (N88°40'16"E 825.93')
792.90'
33.00'
Field Entrance
N2°32'30"W 597.19' (N2°32'30"W 597.14') N2°32'30"W 597.18' ROW
Lot 1 C.S.M. 4404 Tax Parcel YA440400001 11.318 Acres 493,017 Sq.Ft. 10.866 Acres 473,310 Sq.Ft. Exclusive of R.O.W.
Chain Link Fence 2' East of line
S2°32'14"E 596.99' (S2°31'58"E 596.95')
Lot 2 C.S.M. 4404
S88°39'08"W 825.85' (S88°39'31"W 825.84')
792.85'
Proposed Force Main as staked
Proposed Water Main as staked
S2°32'30"E 729.06'
Tax Parcel KLF 3000003A
Center 1/4 Corner Section 30-3-17 N. 255,594.79 E. 2,394,544.72
50' Wide Acess & Utility Easement
Wire Fence
S88°38'46"W 1325.87' (S88°38'46"W 1325.87')
1292.86'
North edge of corn field
South line of the Northeast 1/4 of Section 30-3-17.
East 1/4 Corner Section 30-3-17 N. 255,657.44 E. 2,397,195.59
Found Iron Rod 0.70' S. of Section line.
N88°38'46"E 530.96' (N88°38'46"E 531.01')
Lot 2 C.S.M. 4402 Tax Parcel YA440200002 3.332 Acres 145,128 Sq.Ft.
S2°32'51"E 372.26' (S2°32'51"E 372.30')
S88°42'48"W 253.34' (253.46') (S88°42'31"W)
Lot 1 C.S.M. 4402
Tax Parcel KLF 3000003A
Detail 1 Not to Scale
Iron Rod shown as set at the Southeast corner of Tax Parcel YUNE 00034A on survey dated 11/13/2014 by Peter Gordon.
Found Rod at Southwesterly corner of CSM 4403.
N40°33'50"W 490.10'
24.47' 15.00' 12.0'
ROW Fence
Detail 2 Not to Scale
House N5649
Concrete Porch
Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

Plat of Survey

of

Lot 2 of Certified Survey Map No. 4402,

recorded in Vol. 28 of Certified Survey Maps of Walworth County on Page 269 and located in the Southwest 1/4 of Section 30, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

also

Lot 2 of Certified Survey Map No. 4403,

recorded in Vol. 28 of Certified Survey Maps of Walworth County on Page 273 and located in the Northwest 1/4 and the Northeast 1/4 of Section 30, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin. EXCEPTING THEREFROM that portion that had been previously conveyed to the State of Wisconsin as described in Award of Damages recorded in Vol. 632 of Deeds on Page 509 as Document No. 580542.

also

Lot 1 of Certified Survey Map No. 4404,

recorded in Vol. 28 of Certified Survey Maps of Walworth County on Page 280 and located in the Northeast 1/4 of Section 30, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

Surveyed for: **Ronald & Mary Simons Trust**
David V. Purcell, Trustee
N21W24156 Dorchester Drive Unit 2D
Pewaukee, Wisconsin. 53072

Note:
The area shown in yellow is a portion of Lot 2 that had been previously conveyed to the State of Wisconsin as described in Award of Damages recorded in Vol. 632 of Deeds on Page 509 as Document No. 580542. Aproximately 0.217 acre (9,475 sq.ft.).

RECEIVED
MAR 9 2017
By

DOUGLAS OLSON S-2093 ELKHORN, WI

Not Certified Unless Stamped in Red.

Notes:

1) This survey plat is not certified unless signed and sealed in red ink.
2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

Copyright 2016 by Olson Land Surveying, LLC.

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property and the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

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

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

YA4402-2
YA4403-2
YA4404-1

004-2584

Survey date: July 8, 2016.
Revisions:

Scale in Feet
1" = 150'
0' 75' 150' 300' 450'

Olson Land Surveying, LLC

45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com

Legend

■	Found County Section Corner
ø	Found Iron Pipe
●	Found Iron Rod
⊠	Found Mag Nail
○	Set Iron Pipe, 1" dia.
( )	Recorded Information
⊠	Utility Pole
⊠	Utility Pedestal
○	Concrete Cover
◇	Septic Vent
▨	Asphalt Surface
▨	Concrete Surface
▨	Gravel Surface

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2016.054

2016.054