Plat of Survey

of

A parcel of land described in a Warranty Deed recorded February 28, 1958 in Vol. 522 on Page 182 as Document No. 497734, as shown below:
Commencing at a point in the centerline of Section 36, Town 3 North, Range 16 East of the 4th Principal Meridian, City of Elkhorn, Walworth County, Wisconsin, that is 609.18 feet South of the North Quarter corner of said Section 36, thence South in the centerline of said section 880.20 feet to a point, thence West 1000.00 feet to a point, thence North 880.20 feet to a point, thence East 1000.00 feet to the place of beginning, containing 20.2 acres, more or less, it being understood that the Southerly line of the described parcel shall lie in the Northerly line of Second Avenue, extended due West.

Surveyed for: **Thorpe & Christian, S.C.**
1624 Hobbs Drive, Suite 1
Delavan, Wisconsin. 53115

Bearings referenced to the East line of the Northwest 1/4 of Section 36-3-16, recorded as S2°10'03"E in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

RECEIVED
AUG 10 2020
By DMK

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR
Not Certified Unless Stamped in Red.

Notes:

1) This Plat of Survey 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.
3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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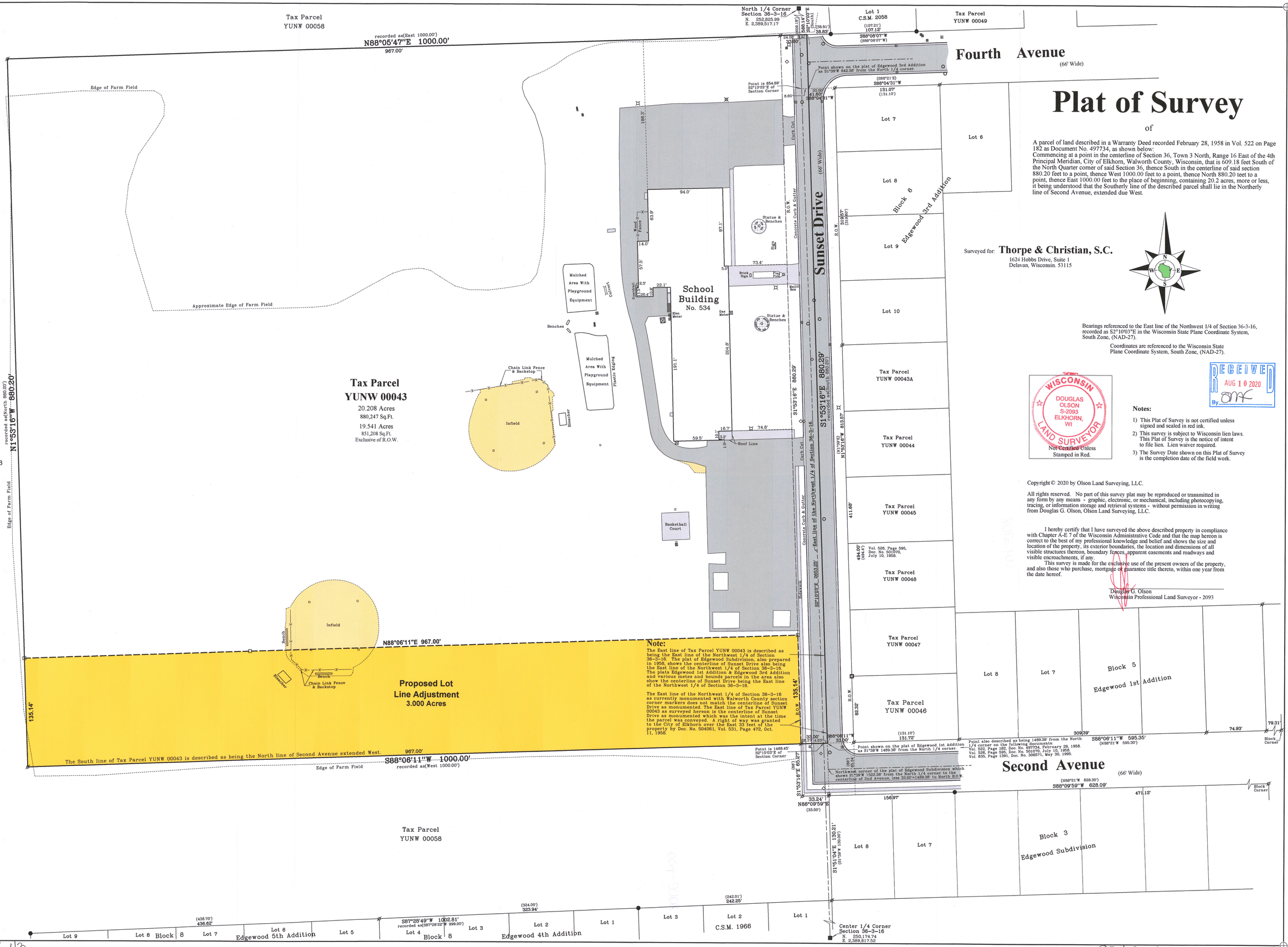
All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that 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



Note:
The East line of Tax Parcel YUNW 00043 is described as being the East line of the Northwest 1/4 of Section 36-3-16. The plat of Edgewood Subdivision, also prepared in 1958, shows the centerline of Sunset Drive also being the East line of the Northwest 1/4 of Section 36-3-16. The plats Edgewood 1st Addition & Edgewood 3rd Addition and various metes and bounds parcels in the area also show the centerline of Sunset Drive being the East line of the Northwest 1/4 of Section 36-3-16.

The East line of the Northwest 1/4 of Section 36-3-16 as currently monumented with Walworth County section corner markers does not match the centerline of Sunset Drive as monumented. The East line of Tax Parcel YUNW 00043 as surveyed hereon is the centerline of Sunset Drive as monumented which was the intent at the time the parcel was conveyed. A right of way was granted to the City of Elkhorn over the East 33 feet of the property by Doc. No. 504061, Vol. 531, Page 472, Oct. 11, 1956.

Survey date: June 16, 2020.
Revisions: No. 1 – Proposed 3 Acre Lot Line Adjustment

Scale in Feet
1" = 50'
0' 25' 50' 100' 150'

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

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Legend of Symbols & Abbreviations
- Found County Section Corner Monument
- Found Concrete Seal Monument
- Found Iron Rod
- Found Iron Pipe
- Section Corner Monument
- Utility Pole
- Guy Wire
- Manhole
- Mailbox
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Stone Surface
- Light Pole
- Fire Hydrant
- Catch Basin
- Set Wood Lath

N North
S South
E East
W West
M Measured
R Record
Bearings in Degrees
Minutes
Seconds
Distances in Feet
Inches
No. Number
NW Northwest
NE Northeast
Dia Diameter

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2020.075

2020.075