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 teet 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).

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

RECEIVED AUG 10 2020 By

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

Survey date: June 18, 2020.
Revisions: No. 1 – Proposed 3 Acre Lot Line Adjustment Proposed 50'
No. 2 – Lot Line Adjustment
No. 3 – Lot Line Adjustment

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

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Legend of Symbols & Abbreviations
Found County Section Corner
Found Iron Pipe
Found Iron Rod
Set Iron Pipe
Set Mag Nail
Utility Pole
Light Pole
Manhole
Asphalt Surface
Concrete Surface
Gravel Surface
Stone Surface
Set Wood Lath
North
South
East
West
Bearing
Distance
Measured
In Distance
Deed
Distance
Volume
No. Number
NW Northwest
SE Southeast
Dia. Diameter

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number 2020.075
2020.075

Tax Parcel
YUNW 00058

recorded as(East 1000.00')
N88°05'47"E 1000.00'
967.00'

North 1/4 Corner
Section 36-3-16
N. 252,825.99
E. 2,389,517.17

Lot 1
C.S.M. 2058
(107.21')
107.12'
S88°08'07"W
(S88°08'07"W)

Tax Parcel
YUNW 00049

Fourth Avenue
(66' Wide)

Point shown on the plat of Edgewood 3rd Addition as S1°39'W 642.36' from the North 1/4 corner.

Point is 654.89' S2°10'03"E of Section Corner

(S86°21'E)
S88°04'31"W
131.07'
(131.10')
33.00'
41.60'
S88°04'31"W

Lot 7
Lot 6
Lot 8
Block 6
Edgewood 3rd Addition
Lot 9
Lot 10

Edge of Farm Field

Approximate Edge of Farm Field

188.3'

94.0'

63.9'

Wood Fence

14.0'

97.1'

57.5'

Statue & Benches

Concrete Curb & Gutter

R.O.W.

Sunset Drive (66' Wide)

S1°53'16"E 880.29'
recorded as(South 880.20')

Curb Cut

73.4'

5.0'

Brick Bldg.

Flag Pole

Mailbox

Mulched Area With Playground Equipment

Culvert

Benches

Chainlink Fence

2.3'

22.1'

20.4'

School Building No. 534

Elec. Meter

Gas Meter

Statue & Benches

204.8'

191.1'

59.5'

16.7'

74.6'

1.0'

Roof Line

Curb Cut

Tax Parcel
YUNW 00043A

Tax Parcel
YUNW 00044

Tax Parcel
YUNW 00045

411.68'

494.00'
(494')

Vol. 526, Page 595, Doc. No. 501070, July 10, 1958.

Tax Parcel
YUNW 00048

Tax Parcel
YUNW 00047

Tax Parcel
YUNW 00046

82.32'

Lot 8
Lot 7
Block 5
Edgewood 1st Addition

(131.10')
131.72'

309.39'

S88°06'11"W 595.35'
(S88°21'W 595.30')

74.93'

79.31'

Block Corner

Point also described as being 1459.38' from the North 1/4 corner on the following documents: Vol. 522, Page 182, Doc. No. 497734, February 28, 1958. Vol. 526, Page 595, Doc. No. 501070, July 10, 1958. Vol. 635, Page 1391, Doc. No. 806571, May 30, 1995.

Point shown on the plat of Edgewood 1st Addition as S1°39'W 1459.38' from the North 1/4 corner.

Point is 1468.45' S2°10'03"E of Section Corner

(S1°39'W)
1459.38'

Northwest corner of the plat of Edgewood Subdivision which shows S1°39'W 1522.38' from the North 1/4 corner to the centerline of 2nd Avenue, less 33.00'=1489.38' to North R.O.W.

33.00'

S88°06'11"W
33.00'

Second Avenue
(66' Wide)

S88°09'59"W 628.09'
(N88°21'W 628.30')

471.12'

Block Corner

33.24'
N88°09'59"E
(33.00')

156.97'

S1°51'04"E 130.21'
(S1°39'W 130.09')

Block 3
Edgewood Subdivision
Lot 8
Lot 7

Tax Parcel
YUNW 00043

20.208 Acres
880,247 Sq.Ft.
19.541 Acres
851,208 Sq.Ft.
Exclusive of R.O.W.

Chain Link Fence & Backstop
Infield
Bleacher

Mulched Area With Playground Equipment
Plastic Edging

Basketball Court

Infield
Bench
Chain Link Fence & Backstop
Backstop
43.7'
56.9'

Sidewalk

East line of the Northwest 1/4 of Section 36-3-16

S2°10'03"E 2653.25'

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, 1958.

N88°06'11"E 967.00'

Proposed Lot Line Adjustment
1.110 Acres
48,350 Sq.Ft.
967.00'

50.00'

50.00'

The South line of Tax Parcel YUNW 00043 is described as being the North line of Second Avenue extended West.

Edge of Farm Field

S88°06'11"W 1000.00'
recorded as(West 1000.00')

Tax Parcel
YUNW 00058

Edge of Farm Field

recorded as(North 880.20')
N1°53'16"W 880.20'

Tax Parcel
YUNW 00058

Legal Description of Proposed Lot Line Adjustment

A parcel of land located Southeast 1/4 of the Northwest 1/4 of Section 36, Town 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 corner of said Section 36; thence South 2°10'03" East, along the East line of said Northwest 1/4, 588.14 feet; thence North 88°05'47" East 8.92 feet to the Northeast corner of lands described in a Warranty Deed recorded February 28, 1958 in Vol. 522 on Page 182 as Document No. 497734; thence South 1°53'16" East, along the East line of said lands and the centerline of Sunset Drive, 880.29 feet to a point on the Westerly extension of the North line of Second Avenue and the Southeast corner of said lands described in Document No. 497734; thence South 88°06'11" West, along said Westerly extension of the North line of Second Avenue and the South line of said lands, 33.00 feet to an iron pipe on the West line of said Sunset Drive and the Point of Beginning; thence continue South 88°06'11" West, along said Westerly extension of the North line of Second Avenue and the South line of said lands, 967.00 feet to an iron pipe at the Southwest corner of said lands described in Document No. 497734; thence North 1°53'16" West, along the West line of said lands, 50.00 feet to an iron pipe; thence North 88°06'11" East 967.00 feet to an iron pipe on the West line of said Sunset Drive; thence South 1°53'16" East, along said West line, 50.00 feet to the Point of Beginning.

Intending to convey the West 967 feet of the South 50 feet of the parcel of land described in a Warranty Deed recorded February 28, 1958 in Vol. 522 on Page 182 as Document No. 497734.

Tax Parcel
YUNW 00058

(436.70')
436.62'
(324.00')
323.94'
(242.01')
242.25'

Lot 9 | Lot 8 | Block 8 | Lot 7 | Lot 6 Edgewood 5th Addition | Lot 5 | Lot 4 | Block 8 | Lot 3 | Lot 2 | Lot 1 | Lot 3 | Lot 2 | Lot 1 | Edgewood 4th Addition

S87°28'49"W 1002.81'
recorded as(S87°28'22"W 999.00')

C.S.M. 1966

Center 1/4 Corner
Section 36-3-16
N. 250,174.74
E. 2,389,617.52

YUNW-43

004-270