

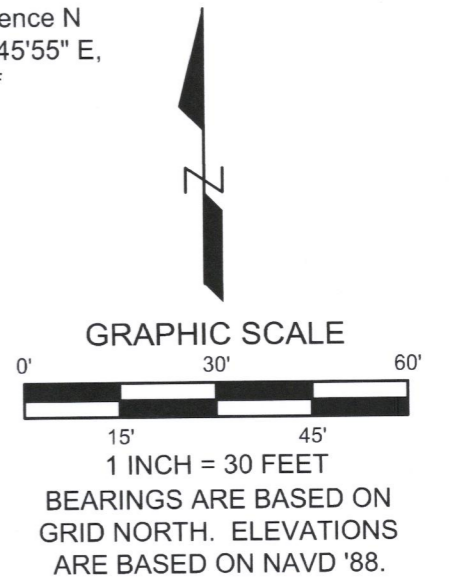
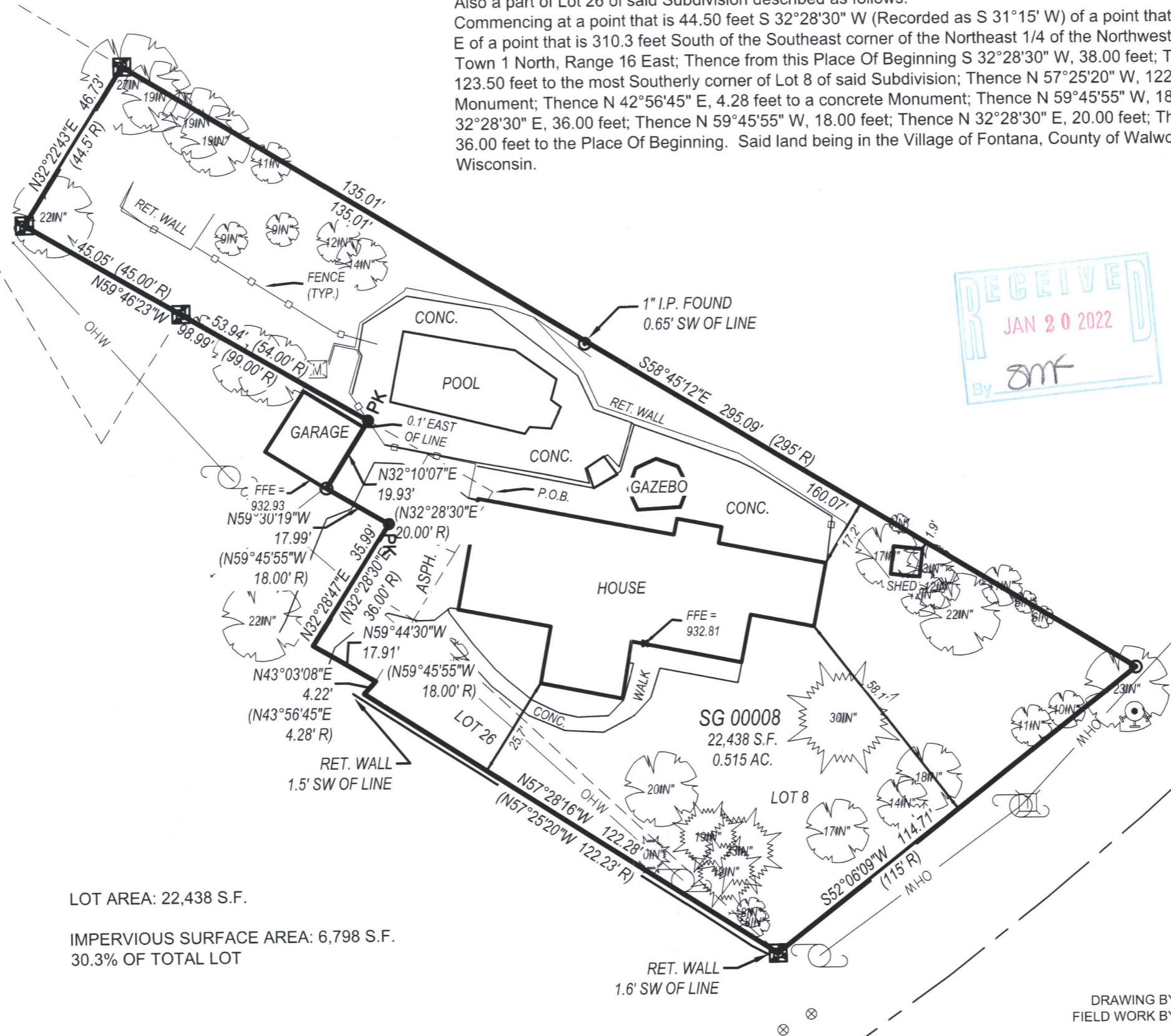
PLAT OF SURVEY

February 23, 2021

LOCATION: 490 N. Lower Gardens Road, Fontana, Wisconsin
PREPARED FOR: Jason Dolphin - Arbor Sand & Stone
CURRENT OWNER: Lynn L. Larson Trust
TAX ID: SG00008

LEGAL DESCRIPTION:

Lot 8 of the Revised Plat of the Gardens Subdivision, according to the recorded Plat thereof.
Also a part of Lot 26 of said Subdivision described as follows:
Commencing at a point that is 44.50 feet S 32°28'30" W (Recorded as S 31°15' W) of a point that is 1015 feet S 58°45' E of a point that is 310.3 feet South of the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 11, Town 1 North, Range 16 East; Thence from this Place Of Beginning S 32°28'30" W, 38.00 feet; Thence S 47°04'00" E, 123.50 feet to the most Southerly corner of Lot 8 of said Subdivision; Thence N 57°25'20" W, 122.23 feet to a Concrete Monument; Thence N 42°56'45" E, 4.28 feet to a concrete Monument; Thence N 59°45'55" W, 18.00 feet; Thence N 32°28'30" E, 36.00 feet; Thence N 59°45'55" W, 18.00 feet; Thence N 32°28'30" E, 20.00 feet; Thence S 59°45'55" E, 36.00 feet to the Place Of Beginning. Said land being in the Village of Fontana, County of Walworth, State of Wisconsin.



LEGEND

- FOUND 1" IRON PIPE
- (XX R) RECORDED AS DATA
- PK FOUND P.K. NAIL
- FOUND CONC. MON.
- TREE - DECIDUOUS
- TREE - CONIFEROUS
- ⊕ POWER POLE
- ⊞ ELECTRIC METER
- ⊙ HYDRANT

LOT AREA: 22,438 S.F.
IMPERVIOUS SURFACE AREA: 6,798 S.F.
30.3% OF TOTAL LOT

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

DRAWING BY:
FIELD WORK BY:

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

005-3667

LYNCH & ASSOCIATES
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