Southeast Cor.
C.S.M. 4039

N0°50'39"W 193.37'

Block 6

Lot 10 (155') (66') | Lot 11 (155') (66') | Lot 12 (155') (66') | Lot 13 (155') (66') | Lot 14 (155') (66') | Lot 15 (155') (66') | Lot 16 (155') (66') | Lot 17 (155') (66') | Lot 18 (155') (66')

Tax Parcel
AAG 00011

(594')Plat

PVC Fence

Wire Fence

Wire Fence

North 1/4 Corner
Section 6-1-15
N. 213,898.97
E. 2,332,219.85
See Note A.

(702.24')Plat
S0°28'44"E 705.24'

Sheldon Street
(66' Wide)

N89°59'43"E 642.02'

Vacated John Street
See Note C
(66' Wide)

S89°59'43"W
33.00'

Tax Parcel
AAG 00011B

West line of the Village of Allen's Grove

N0°50'39"W 418.28'

Vacated Allen Street
See Note C
(33' Wide)

(594')Plat

Lot 9 (155') (66') | Lot 8 (155') (66') | Lot 7 (155') (66') | Lot 6 (155') (66') | Lot 5 (155') (66') | Lot 4 (240.96') (66') | Lot 3 (213.90') (66') | Lot 2 (187.24') (66') | Lot 1 (160.82') (134') (66')

Block 7

Wire Fence

S0°28'44"E 171.91'

Wetland Boundary
As staked by S.E.W.R.P.C.
on June 2, 2021.

Alley
See Note B* (20' Wide)

Tax Parcel
AAG 00011A
4.344 Acres
189,210 Sq.Ft.

RECEIVED
JUL 15 2021
By

33.12'

(70.67')

Culvert

(70.67')

Overhead Wires

(70.67')

Lot 10 (198.56') | Lot 11 (171.54') | Lot 12 (145.34') | Lot 13 (118.72') (92.10')

(70.67')

S68°51'48"W 683.27'
recorded as(N66°03'E 719')
recorded as(671.33')Plat

(70.67')

(70.67')

(70.67')

Culverts

(70.67')

(70.67')

33.07'

32.94'

County Trunk Highway X
(66' Wide)

35.18'
S0°50'39"E

East line of the Northwest 1/4 of Section 6-1-15.
S0°28'44"E 2982.77'

Center 1/4 Corner
Section 6-1-15
N. 210,916.32
E. 2,332,244.78

115-496

AAG - 11A

Plat of Survey

of

Tax Parcel AAG 00011A

located in the Northeast 1/4 of the Northwest 1/4 of Section 6, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin.

Legal Description

Lots 1 through 13 in Block 7, ALSO the vacated alley* in said Block 7, ALSO that portion of the South 1/2 of vacated John Street lying North of said Lots 1 through 9, ALSO, that portion of vacated Allen Street lying West of said Block 7 and lying West of said South 1/2 of vacated John Street, all in the Original Plat of the Village of Allen's Grove, located in the Northeast 1/4 of the Northwest 1/4 of Section 6, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin.

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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

Surveyed for:

Mike & Tammy Cary

N2776 Salt Box Road
Darien, Wisconsin. 53114

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.

Notes:

A) A concrete monument was set to mark this section corner in November of 1984. The monument was moved 1.81, South onto the township line in December of 1995. Record dimensions shown on surveys done between 1984 and 1995 are different that dimensions measured to the current monument location.

* B) There are some deeds and prior surveys that refer to the Alley in Block 6 as vacated. The Walworth County GIS appears to show the Alleys in both Bock 6 & Block 7 as vacated. We were unable to verify with recorded docs.

C) Allen Street vacated by Doc. No. 1025515 and John Street vacated by Doc. No. 1025514.

Bearings referenced to the North line of the Northwest 1/4 of Section 6-1-15, recorded as N89°03'32"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).

Survey Date: October 8, 2020.

Revisions:
No. 1 – Parcels after Street Vacation
No. 2 – Proposed Lot Line Adjustment
No. 3 – Recorded CSM 00011 after Lot Line Adjustment
No. 4 – Recorded Street Vacation Documents
No. 5a – Wetland Delineation

Scale in Feet
1" = 40'
0' 20' 40' 80' 120'

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

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations

Found Concrete Monument
Found County Section Corner
Found Iron Pipe
Found Iron Rod
Set Iron Pipe, 1" dia.
Recorded Information
Utility Pole
Utility Pedestal
Wetland Delineation Flag
Asphalt Surface

N North
S South
E East
W West
In Bearings
° Degrees
' Minutes
" Seconds
In Distance
' Feet
" Inches

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2020.099

2020.099