Plat of Survey

of

Lot 1 of Certified Survey Map No. 2390,

recorded in Vol. 12 of Certified Survey Maps of Walworth County on Page 1 and located in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 all in Section 17, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.

Surveyed for: **Charles Vogel**
N1580 Oak Shores Lane
Fontana, Wisconsin. 53125

Bearings referenced to the East line of Lot 1 of Certified Survey Map No. 1926, recorded as S0°31'33"W, which produces a bearing of S89°26'49"E on the South line of the Northeast 1/4 of Section 17-1-17. A rotation of 1°50'52" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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

Tax Parcel
I L 1700001C

recorded as(S89°08'25"E 210.01')
S89°07'51"E 209.97'

Tax Parcel
I L 1700001C

recorded as(N1°21'30"E 64.00')
N1°23'06"E 64.09'

Lot 1
C.S.M. 3907

158.90'
(158.85')

recorded as(N0°05'35"E 255.41')
N0°06'14"E 255.30'

Lot 2
C.S.M. 3907

50' Wide Ingress & Egress Easement

96.40'
(96.49')

Lot 1
Tax Parcel
IA239000001
1.644 Acres
71,610 Sq.Ft.

Poured Concrete Foundation
W4291
42.0'
42.0'
22.4'
22.4'
27.0'
26.4'

S0°31'33"W 344.87'
recorded as(S0°31'33"W 344.90')

Lot 1
C.S.M. 3882

117.0'
117.4'

Radius=60.00', Chord=N61°29'07"W 57.30'
Arc=59.73'
(59.69')
(N61°27'05"W 57.26')

N89°31'29"W 158.45'
recorded as(N89°32'17"W 158.46')

Found 1/2" dia. Iron Pipe is 3.49' N45°54'17"E of Found 3/4" dia. Iron Rod at corner.

Chord=N78°33'31"W 70.55'
recorded as(N80°22'36"W 70.48')

Meadow Court
(66' Wide)

Culvert

N0°22'23"E 66.17'

S89°33'59"E 158.45'

N14°17'25"W 291.50'

recorded as(N88°42'19"E 2652.87')State Plane
S89°26'49"E 2652.88'
South line of the Northeast 1/4 of Section 17-1-17.

Center 1/4 Corner
Section 17-1-17
(N. 202,413.08)
(E. 2,401,096.31)

East 1/4 Corner
Section 17-1-17
(N. 202,473.02)
(E. 2,403,748.49)

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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

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.

2022.087

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2022.087

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia.
- ( ) Recorded Information
- Utility Pole
- Utility Box or Pedestal
- Concrete Cover
- Septic Vent
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Brick Pavers

N North
S South
E East
W West
In Bearings
° Degrees
' Minutes
" Seconds
In Distances
' Feet
" Inches
No. Number
NW. Northwest
NE. Northeast
Dia. Diameter

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Website: www.olsonsurveying.com

Scale in Feet
1" = 20'
0' 10' 20' 40' 60'

Survey date: June 9, 2022.
Revisions: No. 1 – Proposed House
No. 2 – Poured Concrete Foundation