

Plat of Survey

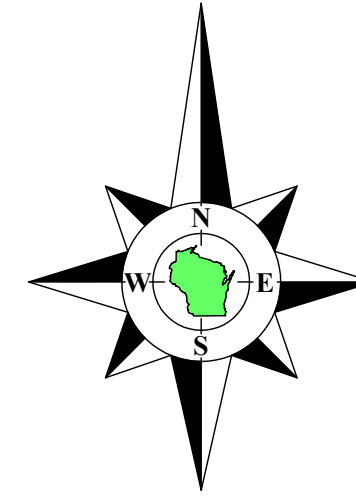
of

Lot 1 of Certified Survey Map No. 407,

recorded in Vol. 2 of Certified Survey Maps of Walworth County on Page 204 as Document No. 682412 and located in the Northeast 1/4 of the Southwest 1/4 of Section 33, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin.

Surveyed for: **David Venema**
N2615 County Road C
Darien, Wisconsin. 53114

Tax Parcel
BD 3300019



Bearings referenced to the South line of Lot 1 of Certified Survey Map No. 407, recorded as N87°21'E, which produces a bearing of N0°10'56"E on the East line of the Southwest 1/4 of Section 33-2-15. A rotation of 1°08'41" 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
BD 3300019

recorded as(North 150.00')
N0°00'06"W 150.00'

Lot 1
Tax Parcel
BA 40700001

1.724 Acres
75,099 Sq.Ft.
1.714 Acres
74,661 Sq.Ft.
Exclusive of Lands East
of Line that is 55' West
of Section line

recorded as(N87°21'E 501.75')
N87°22'34"E 501.62'

recorded as(S87°21'W 501.75')
S87°21'00"W 501.55'

Lot 2
C.S.M. 407

Note A:

This Plat of Survey is a retracement of Lot 1 of Certified Survey Map No. 407 as surveyed by George T. Dunham and recorded August 23, 1974. Mr. Dunham did various surveys in the Southwest 1/4 and Southeast 1/4's of Section 33-2-15 in the 1960's and 1970's. On these surveys he used a concrete monument or cast iron plate at the Center 1/4 corner but did not use the monument at the South 1/4 corner. On Certified Survey Map No. 407 he extends the East line of the Northwest 1/4 of Section 33 South to the East line of the Southwest 1/4. In researching Mr. Dunham's field notes for survey no. 215-36, dated May 1964, in the Southeast 1/4 of Section 33 he uses the cast iron plate at the Center 1/4 corner and a line running South identified as "centerline as surveyed at time of new road construction". Mr. Dunham shows the plate at the South 1/4 corner but does not use it noting that the plate is "7.22' West of established centerline of road". This appears to be the line Mr. Dunham for all of his surveys and it does not agree with a line 55' West of the Section line as monumented. More recent surveys no. 215-496 by Kenneth B. Abernathy, 215-606 by Mark L. Miritz & 215-795 by David H. Spanjar show the right of way line 55' West of the Section line as monumented.

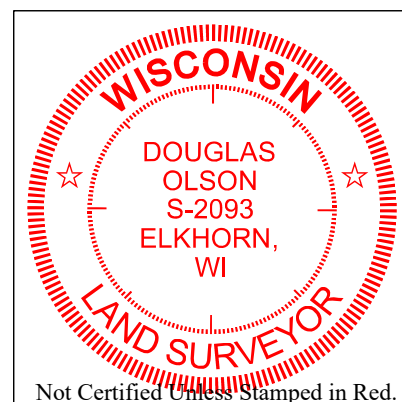
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I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location 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



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.

Center 1/4 Corner
Section 33-2-15
(N 216,945.79)
(E 2,342,766.85)

S0°01'38"W 989.22'
recorded as(South 999.24')

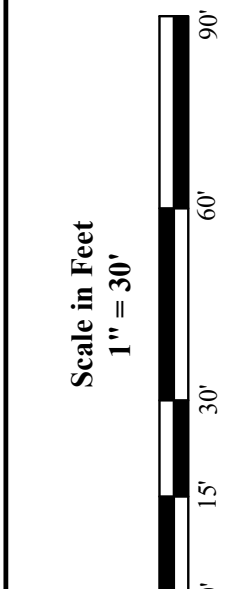
S0°01'38"W 149.77'
recorded as(North 150.00')

N0°01'38"E 149.79'
recorded as(North 150.00')

N0°10'56"E 2646.56'
recorded as(N0°57'45"W 2646.59')/State Plane

South 1/4 Corner
Section 33-2-15
(N 214,299.80)
(E 2,342,811.31)

Survey Date: October 23, 2023.
Revisions:



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Legend of Symbols & Abbreviations	North	South	East	West	Bearings	Degrees	Minutes	Seconds	Distances	Units
Found County Section Corner	Found Iron Pipe	Found Iron Rod	Recorded Information	Utility Pole	Utility Pedestal	Concrete Cover	Septic Tank	Asphalt Surface	Concrete Surface	Grass

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2023.095

2023.095