

Northwest Corner
Section 4-2-15
N. 245,904.20
E. 2,339,600.56

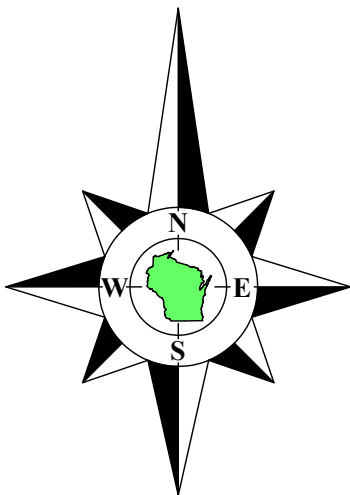
Plat of Survey

of

Lot 1 of Certified Survey Map No. 5072,

recorded December 13, 2022 as Document Number 1072745 and located in the Southwest 1/4 of the Northwest 1/4 of Section 4, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin.

Surveyed for: **James & Beth Tallon**
3506 Greenwood Drive
Janesville, Wisconsin. 53546



Bearings referenced to the West line of the Northwest 1/4 of Section 4-2-15, recorded as N0°32'34"W 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).

Tax Parcel
BD 400007A

S87°47'33"E 449.50'

Lot 1
Tax Parcel
BA507200001

5.850 Acres
254,838 Sq.Ft.

Benchmark
Spike in South face
of 16" dia. tree.

Proposed House
As Staked by Builder
See Detail Below

Tax Parcel
BD 400007A

S1°57'04"E 443.71'

Center 1/4 Corner
Section 4-2-15
(N. 243,387.16)
(E. 2,342,231.60)

State Trunk Highway 89

West line of the Northwest 1/4 of Section 4-2-15
recorded as N0°32'34"E 2631.17'

N0°31'09"E 2293.60' Between W.D.O.T. P.I. Monuments
recorded as N0°31'03"E 2293.53'

West 1/4 Corner
Section 4-2-15
N. 243,273.30
E. 2,339,575.63

50' Wide Ingress, Egress & Utility Easement
Doc. No. 1072744
Driveway
362.67'

N87°32'29"E 395.88'

N87°32'29"E 360.66'

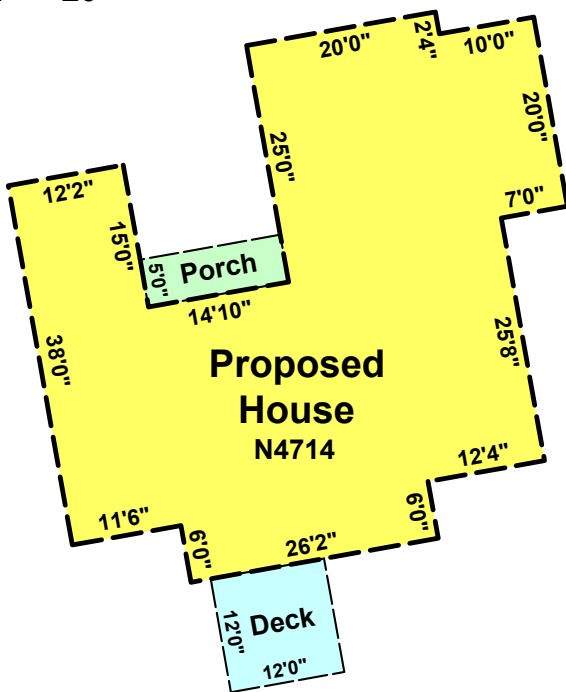
Edge of Farm Field
Edge of Brush
N1°47'19"W 266.19'

N28°42'38"E 250.20'

S87°32'29"W 576.68'

South line of the Northwest 1/4 of Section 4-2-15
N87°32'29"E 2658.65'
recorded as N87°32'43"E 2658.49' State Plane

Detail
1" = 20'



Tax Parcel
BD 400008

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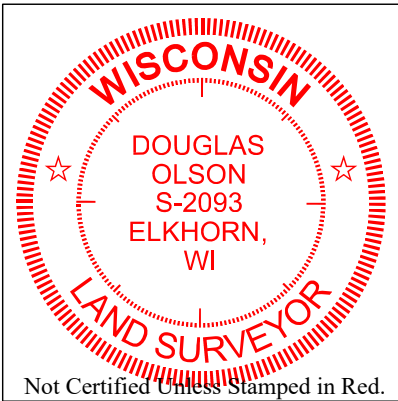
I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the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

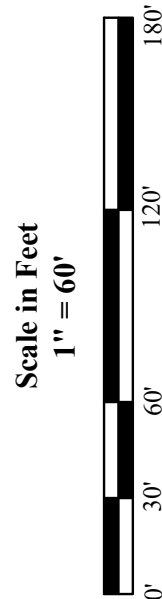
Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.



Survey Date: June 27, 2022.
Revisions: No. 1 - Recorded, Certified
No. 2 - Proposed House & Driveway



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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
N North
S South
E East
W West
Found W.D.O.T. Corner
Found Iron Pipe
Found Iron Rod
Found Iron Pipe, 1" dia.
Recorded Information Mon. with Cap.
Utility Pole
Asphalt Surface
Concrete Surface
Gravel Surface
In Distances
in Feet
in Seconds
in Minutes
in Hours

Sheet 1 of 1 Sheets

Job Reference Number
2024.143

2024.143