

PLAT OF SURVEY

-OF-

PARCEL 1:
ALL THAT PART OF LOT 1, BLOCK "C" OF CRYSTAL BOWL SUBDIVISION, TOWN OF RICHMOND, COUNTY OF WALWORTH, STATE OF WISCONSIN, WHICH WILL HEREAFTER BE KNOWN AS LOT #1.3 IN BLOCK "C" AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE MONUMENT ON THE SOUTH LINE OF SAID LOT 1, 70.85', S77°30'W (MAGNETIC 12-7-49) OF THE SOUTHEASTERLY CORNER OF SAID LOT 1; RUNNING THENCE S77°30'W ALONG THE SOUTH LINE OF SAID LOT, 95.0' TO AN IRON PIPE MONUMENT; THENCE N32°34'W, 37.95' TO AN IRON PIPE MONUMENT; THENCE N62°25'E, 112.0' TO AN IRON PIPE MONUMENT; THENCE S12°21'E, 64.9' TO THE PLACE OF BEGINNING.

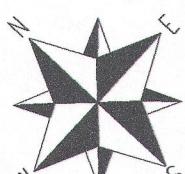
TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE DRIVES BOTH EAST AND SOUTH OF SAID LOT AND INCLUDING ALL RECREATIONAL PRIVILEGES ON AND THROUGH LOTS #1.5 AND 13.3 OF BLOCK "C", IN TURTLE LAKE.

PARCEL 2
LOT 1.1 OF BLOCK "C" OF CRYSTAL BOWL SUBDIVISION, TOWN OF RICHMOND, COUNTY OF WALWORTH, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK "C", CRYSTAL BOWL SUBDIVISION, THENCE S75°30'E, 8' TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S12°21'E, 92.6'; THENCE N76°48'E, 81.65' TO THE EAST LINE OF SAID LOT 1, BLOCK "C" AND THE WEST LINE OF ANDERSON DRIVE; THENCE NORTHERLY AND WESTERLY ALONG SAID WESTERLY LINE OF ANDERSON DRIVE TO THE PLACE OF BEGINNING.

SUBJECT TO A DRIVEWAY 16' WIDE ON THE SOUTHERLY SIDE AND A DRIVEWAY 28' WIDE ON THE WESTERLY SIDE OF THE ABOVE DESCRIBED LOT KNOWN AS LOT 1.1, BLOCK "C".

NOTES:

1. NO IMPROVED DRIVEWAYS WERE NOTED EAST OR SOUTH OF PARCEL 1.
2. THE BOUNDARIES OF LOTS #1.5 AND 13.3 OF BLOCK "C" IN TURTLE LAKE WERE NOT SURVEYED AS PART OF THIS PLAT OF SURVEY.
3. THE EASEMENT DESCRIBED IN DOCUMENT NO. 334211 (EXCEPTION 14 OF COMMITMENT NO. 915020119) IS A BLANKET UTILITY EASEMENT AND CANNOT BE DELINEATED.
4. CURVE RADII TAKEN FROM PREVIOUS SURVEYS OF RECORD.



BEARINGS HEREON REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
WALWORTH COUNTY ZONE.

SCALE 1" = 20'

0 20 40 60

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.

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.

