

Plat of Survey

of

Lot 1 of Certified Survey Map No. 3606,

recorded September 22, 2003 in Vol. 21 of Certified Survey Maps of Walworth County on Page 199 as Document Number 576614 and located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin.

Surveyed for: **Jim & Kim Krueger**
24532 Sandy Point Drive
Wind Lake, Wisconsin. 53185

David Jeppsen
N7227 McCabe Road
Whitewater, Wisconsin. 53190

Bearings referenced to the East line of the Northeast 1/4 of Section 1-3-15, recorded as S4°30'00"E on Certified Survey Map No. 3606. A rotation of -3°01'20" 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).

Description of Proposed Lot Line Adjustment from Tax Parcel CA360600001 to Tax Parcel CA360600002

Part of Lot 1 of Certified Survey Map No. 3606, recorded September 22, 2003 in Vol. 21 of Certified Survey Maps of Walworth County on Page 199 as Document Number 576614 and located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin, described as follows: Commence at the Northeast Corner of said Section 1; thence South 4°30'00" East, along the East line of said Northeast 1/4 of Section 1 and the centerline of McCabe Road, 783.81 feet to the Southeast corner of said Lot 1; thence South 83°45'59" West, along the South line of said Lot 1, 33.43 feet to an iron rod; thence South 17°30'15" West, along said South Line, 158.27 feet to an iron rod; thence North 87°51'55" West, along said South Line, 103.43 feet to an iron rod; thence North 70°00'54" West, along said South Line, 398.13 feet to the Point of Beginning; thence continue North 70°00'54" West, along said South Line, 109.10 feet to an iron rod; thence North 3°21'08" West, along the West line of said Lot 1, 62.63 feet to an iron rod; thence North 86°00'03" East, along a North line of said Lot 1, 100.03 feet to an iron pipe; thence South 3°26'10" East 106.98 feet to the Point of Beginning.

Description of Proposed Lot Line Adjustment from Tax Parcel CA360600002 to Tax Parcel CA360600001

Part of Lot 2 of Certified Survey Map No. 3606, recorded September 22, 2003 in Vol. 21 of Certified Survey Maps of Walworth County on Page 199 as Document Number 576614 and located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin, described as follows: Commence at the Northeast Corner of said Section 1; thence South 4°30'00" East, along the East line of said Northeast 1/4 of Section 1 and the centerline of McCabe Road, 783.81 feet to the Northeast corner of said Lot 2; thence continue South 4°30'00" East, along said East line and centerline, 222.61 feet; thence North 87°51'27" West 115.88 feet to an iron pipe; thence North 65°00'00" West 280.00 feet to an iron pipe; thence North 72°30'00" West 215.00 feet to an iron pipe; thence North 3°26'10" West 20.00 feet to a point on the North line of said Lot 2; thence South 70°00'54" East, along said North Line, 398.13 feet to an iron rod; thence South 87°51'55" East, along said North Line, 103.43 feet to an iron rod; thence North 17°30'15" East, along said North Line, 158.27 feet to an iron rod; thence North 83°45'59" East, along said North Line, 33.43 feet to the Point of Beginning.

Tax Parcel
CR 100001D

Proposed Lot Line Adjustment Lot 1 to Lot 2

0.195 Acre
8,487 Sq.Ft.

Proposed Parcel Size After Line Adjustment

5.423 Acres
236,245 Sq.Ft.
5.017 Acres
218,557 Sq.Ft.
Exclusive of R.O.W.

Lot 1
C.S.M. 3606
Tax Parcel
CA360600001

5.000 Acres
217,802 Sq.Ft.
4.761 Acres
207,380 Sq.Ft.
Exclusive of R.O.W.

Proposed Parcel Size After Line Adjustment

5.347 Acres
232,871 Sq.Ft.
5.274 Acres
229,729 Sq.Ft.
Exclusive of R.O.W.

Note:
Lot 2 dimensions and areas are shown based upon record information and have NOT been verified by field measurements.

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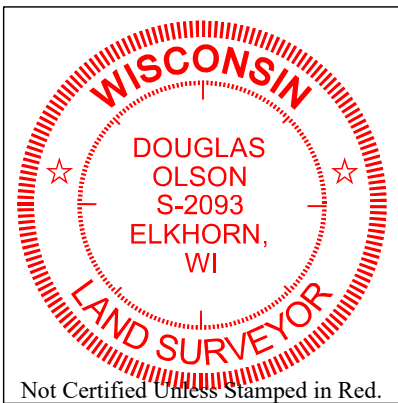
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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing 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



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: August 12, 2025.
Revisions:
No. 1 - Proposed Lot Line Adjustments
No. 2 - Edge of Brush
No. 3 - Edge of Brush
No. 4 - Descriptions of Lot Line Adjustments



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



Legend of Symbols & Abbreviations
Found County Section Corner
Found Iron Rod
Recorded Information
Utility Pole
Concrete Cover
Asphalt Surface
Gravel Surface
Brick Pavers
North Arrow
Bearing
Distance
Area
Volume
No. of
Diameter

Sheet 1 of 1 Sheets
Job Reference Number
2025.086

2025.086