

Plat of Survey

of

Unit 42 of Lauderdale Lakes Estates,

a condominium located in the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 1, Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin.

Surveyed for: **Scott Christian**
N6979 Northwood Drive
Elkhorn, Wisconsin. 53121

Legal Description of Proposed Easement Area

A portion of Unit 42 of Lauderdale Lakes Estates, a condominium located in the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 1, Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin, described as follows: Begin at an iron pipe at the Northwest corner of said Unit 42; thence North 79°14'00" East, along a North line of said Unit 42, 69.00 feet to an iron pipe; thence South 75°12'32" East, along a North line of said Unit 42, 8.00 feet to an iron pipe; thence South 21°25'12" West 143.62 feet to an iron pipe on the West line of said Unit 42; thence North 10°38'16" West, along said West line, 125.00 feet to the Point of Beginning.



Bearings referenced to the North line of Northwood Drive, recorded as S79°22'38"W on the plat of Lauderdale Lakes Estates.

Unit 42
Tax Parcel
GLLE 00019
1.035 Acres
45,087 Sq.Ft.

Unit 43

Unit 41

Unit 39
recorded as (N79°22'38"E 69.00')
N79°14'00"E 69.00'

recorded as (S75°20'04"E 113.73')
S75°12'32"E 113.75'

20' Recreational Easement
As shown on the plat of Lauderdale Lakes Estates

Proposed Easement Area

125.00'

N10°38'16"W 274.98'
recorded as (N10°37'22"W 275.00')

149.95'

25' Street Setback
As shown on the plat of Lauderdale Lakes Estates

12' Wide Elec. & Tele. Easement
As shown on the plat of Lauderdale Lakes Estates
S79°22'38"W 71.15'
recorded as (S79°22'38"W 71.15')

recorded as (S79°22'38"W 295.00')
S79°22'38"W 295.10'

12' Wide Gas Co. Easement
As shown on the plat of Lauderdale Lakes Estates

Northwood Drive
(66' Wide)

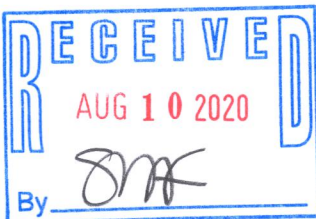
recorded as (S71°14'21"W 47.28')
Chord=57.14' (47.44')
Radius=167.00'
Arc=47.60'
(47.44')

recorded as (S63°00'53"W 49.58')
S63°00'53"W 49.58'
recorded as (S63°00'53"W 49.85')

(S40°10'52"W 23.24')
Chord=23.23'
Radius=23.50'
Arc=23.85'
(23.85')

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.



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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

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2020.024

Legend of Symbols & Abbreviations

- Found Iron Pipe, 2" dia.
- Found Iron Pipe, 1" dia.
- () Recorded Information
- ☒ Utility Box or Pedestal
- ▬ Asphalt Surface

N North
S South
E East
W West
In Bearings
° Degrees
' Minutes
" Seconds
In Distances
' Feet
" Inches



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Scale in Feet
1" = 20'



Survey Date: April 2, 2020.
Revisions: No. 1 - Proposed Easement

2020.024

GLLE-19

316-2421