PLAT OF SURVEY
LOTS 3 & 4 OF COUNTRYSIDE SUBDIVISION
LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE NW 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

Parcel 1:
Lot 3 of Countryside Subdivision, according to the plat thereof recorded in Cabinet B, Slide 102, as Document No. 202223, Town of Sugar Creek, Walworth County, Wisconsin, together with an easement for ingress and egress over and across the private road as shown on the plat of Countryside.

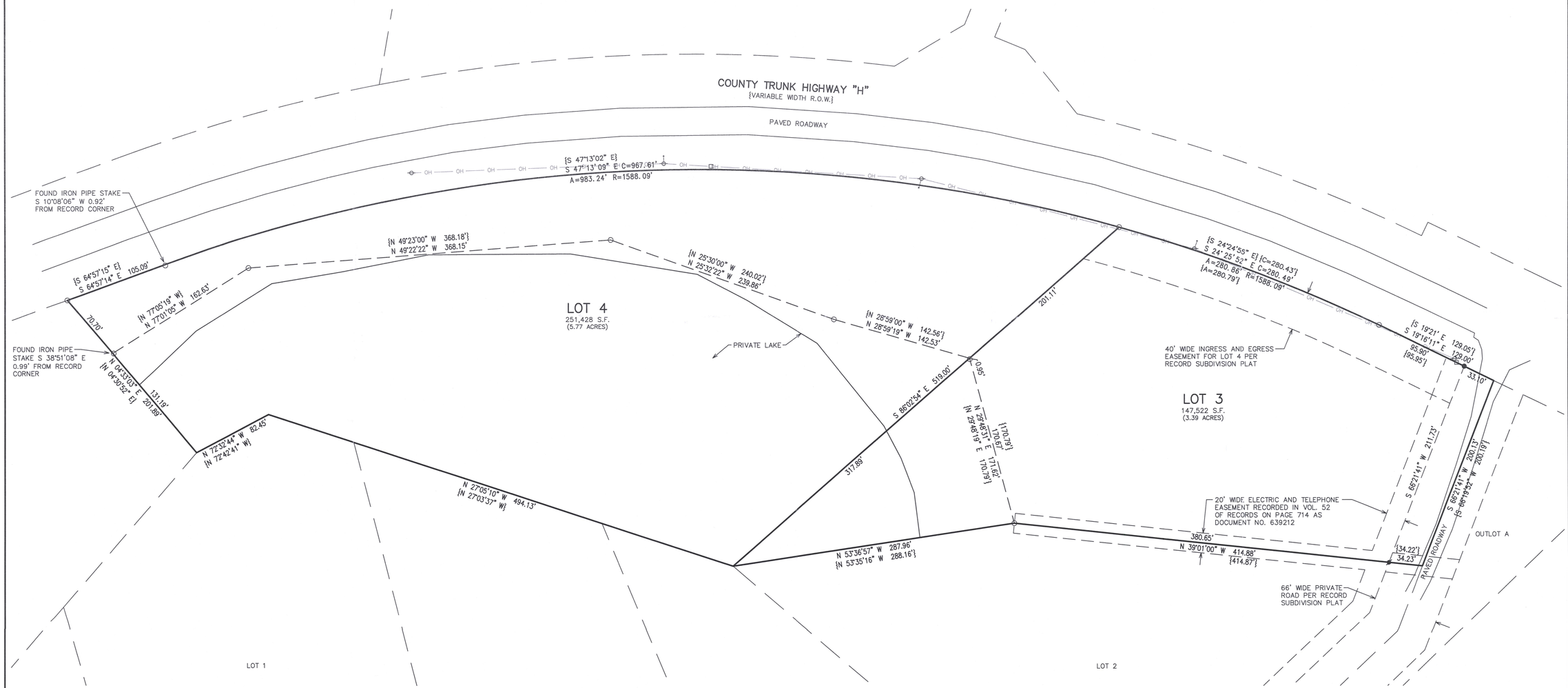
Tax Key No. GCO 00003

Parcel 2:
Lot 4 of Countryside Subdivision, according to the plat thereof recorded in Cabinet B, Slide 102, as Document No. 202223, Town of Sugar Creek, Walworth County, Wisconsin.

Tax Key No. GCO 00004

Address: Lot 3 and 4 Countryside Subdivision

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. WA-19462 DATED 5/6/2021



LEGEND
- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ⦻ = SET IRON REBAR STAKE
- ⊸ = UTILITY POLE LOCATED
- | = GUY WIRE LOCATED
- —OH— = OVERHEAD WIRES
- □ = UTILITY BOX LOCATED
- {XXX} = RECORDED AS

NOTE: NO DIRECT VEHICULAR ACCESS TO COUNTY TRUNK HIGHWAY "H" FROM LOTS 3 OR 4 IS ALLOWED PER RECORD SUBDIVISION PLAT.

A WARRANTY DEED RECORDED AS DOCUMENT NO. 721729 CONTAINS A RESTRICTION STATING, IN PART, THAT NO BUILDING, STRUCTURE, OR OTHER IMPROVEMENT SHALL BE ERECTED OR PLACED ON LOT 4.

RECEIVED
AUG - 9 2021
By

50 25 0 50 100 150 200
MAP SCALE IN FEET – ORIGINAL 1"=50'

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 5/27/2021

CHRISTOPHER A. HODGES P.L.S. 2760

WISCONSIN CHRISTOPHER A. HODGES 2760 PALMYRA WIS. LAND SURVEYOR

X:\PROJECTS\10463\ACAD\10463.dwg

GCO-3 GCO-4

316-2481

PLAT OF SURVEY
TOWN OF SUGAR CREEK
WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
BAIRD & WARNER REAL ESTATE
200 N. MILWAUKEE AVENUE
LIBERTY, IL 60048

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 10463
DATE 05/27/2021
SHEET NO. 1 OF 1