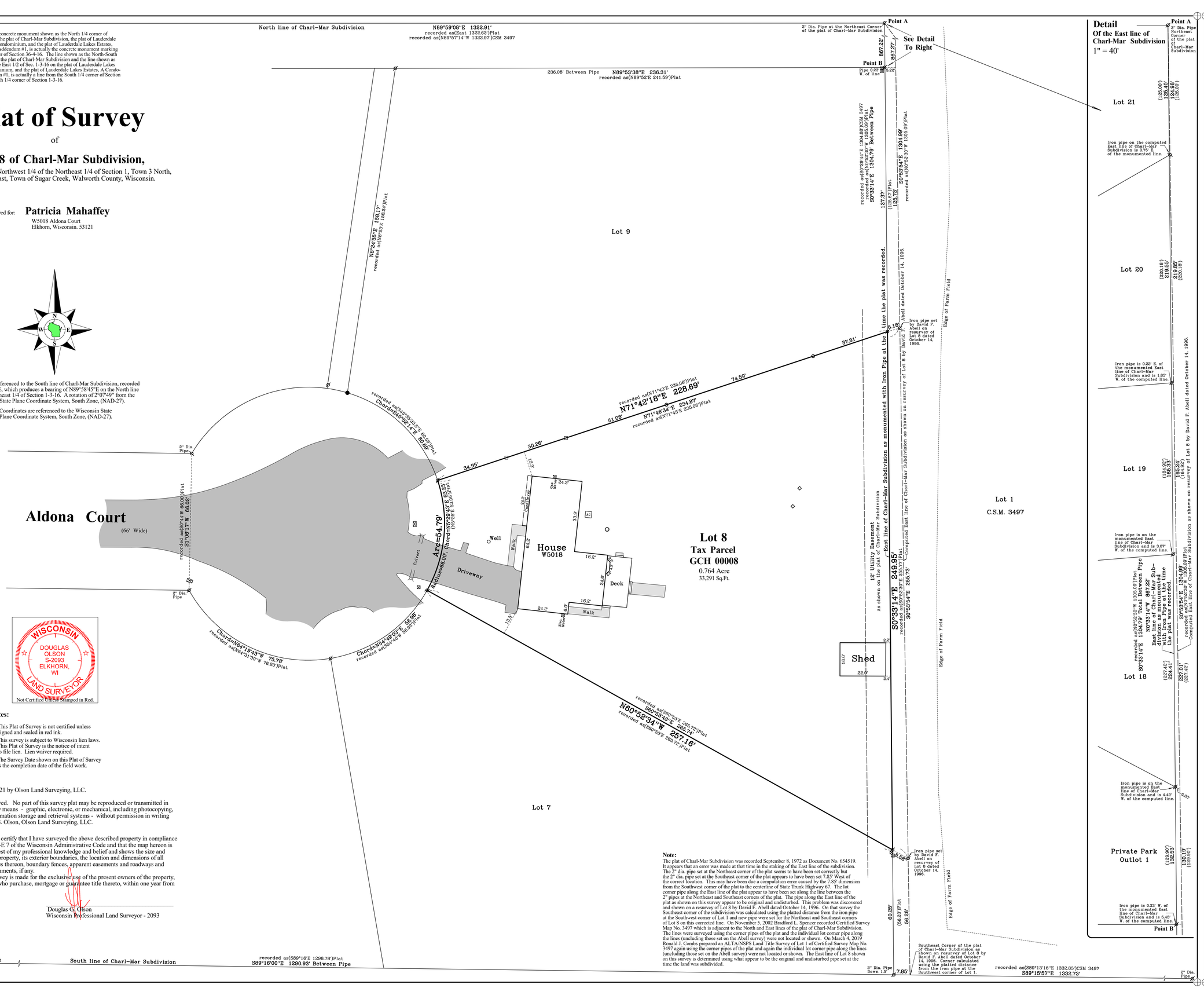
# Plat of Survey

of

## Lot 8 of Charl-Mar Subdivision,

located in the Northwest 1/4 of the Northeast 1/4 of Section 1, Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin.

Surveyed for: **Patricia Mahaffey**
W5018 Aldona Court
Elkhorn, Wisconsin. 53121




WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR

Not Certified Unless Stamped in Red.

**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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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

**Note:**
The plat of Charl-Mar Subdivision was recorded September 8, 1972 as Document No. 654519. It appears that an error was made at that time in the staking of the East line of the subdivision. The 2" dia. pipe set at the Northeast corner of the plat seems to have been set correctly but the 2" dia. pipe set at the Southeast corner of the plat appears to have been set 7.85' West of the correct location. This may have been due a computation error caused by the 7.85' dimension from the Southwest corner of the plat to the centerline of State Trunk Highway 67. The lot corner pipe along the East line of the plat appear to have been set along the line between the 2" pipes at the Northeast and Southeast corners of the plat. The pipe along the East line of the plat as shown on this survey appear to be original and undisturbed. This problem was discovered and shown on a resurvey of Lot 8 by David F. Abell dated October 14, 1996. On that survey the Southeast corner of the subdivision was calculated using the platted distance from the iron pipe at the Southwest corner of Lot 1 and new pipe were set for the Northeast and Southeast corners of Lot 8 on this corrected line. On November 5, 2002 Bradford L. Spencer recorded Certified Survey Map No. 3497 which is adjacent to the North and East lines of the plat of Charl-Mar Subdivision. The lines were surveyed using the corner pipes of the plat and the individual lot corner pipe along the lines (including those set on the Abell survey) were not located or shown. On March 4, 2019 Ronald J. Combs prepared an ALTA/NSPS Land Title Survey of Lot 1 of Certified Survey Map No. 3497 again using the corner pipes of the plat and again the individual lot corner pipe along the lines (including those set on the Abell survey) were not located or shown. The East line of Lot 8 shown on this survey is determined using what appear to be the original and undisturbed pipe set at the time the land was subdivided.

**Survey date:** June 30, 2021.
Revisions:

**Scale in Feet**
1" = 20'
0' 10' 20' 40' 60'


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**Legend** of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe, 1" dia. unless noted
- Found Iron Rebar, 1" dia. unless noted
- Set Iron Pipe, 1" dia.
- Meas. Measurements
- Utility Pole
- Steel Post
- Utility Manhole
- Concrete Cover
- Septic Vent
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Brick Pavers

N North
South
E East
W West
M Measurements
Meas. Measured
Calc. Calculated
Int. Intersection
Dist. Distance
Ave. Average
" Inches
NW Northwest
NE Northeast
SW Southwest
SE Southeast
Dia. Diameter

Set by Others

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2021.071

2021.071