

Plat of Survey

of

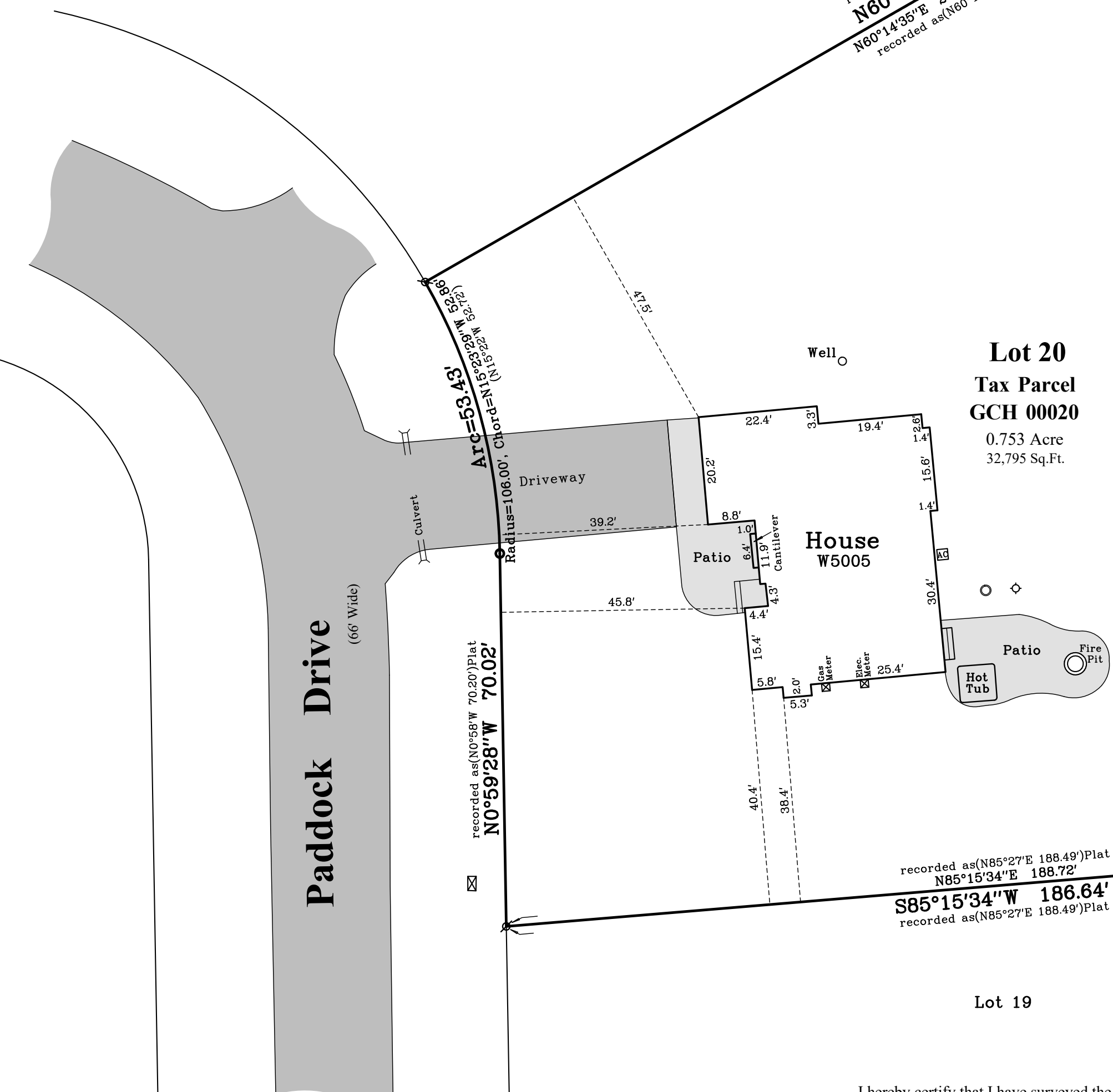
Lot 20 of Charl-Mar Subdivision,

recorded September 8, 1972 in Vol. 17 of Plats of Walworth County on Page 4 as Document Number 654519 and 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: **Margarito Viguera**
W5005 Paddock Drive
Elkhorn, Wisconsin. 53121

Lot 21

Recorded as (N60°14'E 230.03') Plat
N60°09'14"E 229.57'
N60°14'35"E 230.21' Between Pipe
Recorded as (N60°14'E 230.03') Plat



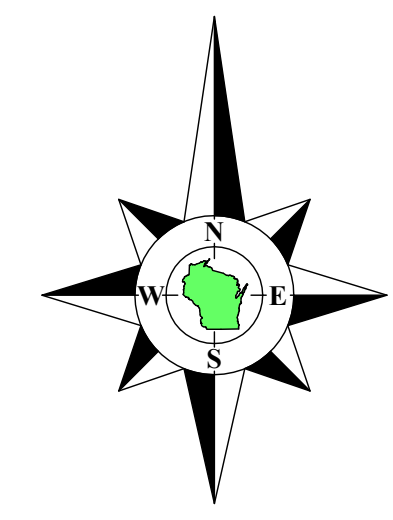
Found Iron pipe is on the computed East line of Charl-Mar Subdivision and is 0.75' E. of the monumented line.

12' Wide Utility Easement
As shown on the plat of Charl-Mar Subdivision.
S0°33'14"E 219.81'
(N0°32'30"W 220.18') Plat

recorded as (S0°29'44"E 1304.88') C.S.M. 3497
recorded as (N0°52'30"W 1305.09') Plat
S0°33'14"E 1304.79' Between Pipe
East line of Charl-Mar Subdivision as monumented
with Iron Pipe at the time the plat was recorded.
Also the East line of C.S.M. 3497. See Note A.
Computed East line of Charl-Mar Subdivision as shown on resurvey of Lot 8 by David F. Abell dated October 14, 1996.
S0°53'54"E 1304.89' See Note A.
recorded as (N0°52'30"W 1305.09') Plat

Found Pipe Bent. Dug Down 1' until straight - RESET in hole.

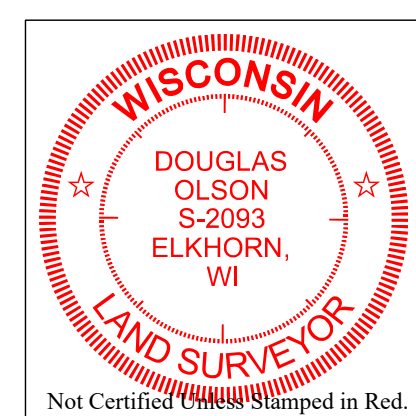
2" Dia. Pipe at the Southeast Corner of the plat of Charl-Mar Subdivision See Note A



Bearings referenced to the South line of Charl-Mar Subdivision, recorded as S89°16'E, which produces a bearing of N89°58'45"E on the North line of the Northeast 1/4 of Section 1-3-16. A rotation of 2°07'49" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27) as shown on survey no. 316-2515 Walworth County records.

Lot 1
C.S.M. 3497

Note A
See extensive measurements and notes regarding the location of the East line of Charl-Mar Subdivision on a Plat of Survey of Lot 8 of Charl-Mar Subdivision dated June 30, 2021, and filed with Walworth County as survey number 316-2515. The East line of Charl-Mar Subdivision used on this survey is the same as used on that survey and as monumented with Iron Pipe at the time the plat was recorded which is also the West line of C.S.M. 3497.



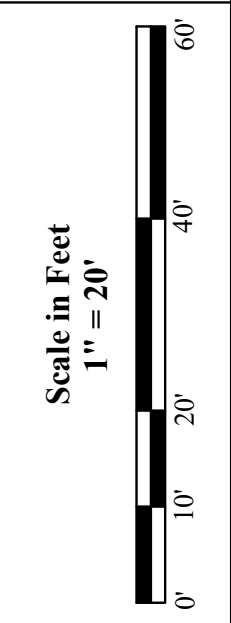
- Notes:**
- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
 - 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
 - 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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

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Survey Date: May 30, 2024.
Revisions:



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Legend of Symbols & Abbreviations

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

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2024.049

2024.049