

Unit 39

recorded as (N79°22'38"E 150.00')
N79°20'05"E 149.88'

Plat of Survey

of

Unit 40 of Lauderdale Lakes Estates,

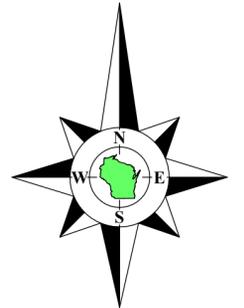
a condominium recorded June 30, 1995 in Cab. A of Condominiums of Walworth County on Slide 249 as Document Number 308535 and located in the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 1, Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin.

Surveyed for:

S&S Concrete Walworth County, LLC

N6719 Walnut Road
Elkhorn, Wisconsin. 53121

Unit 41



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

Unit 40
Tax Parcel
GLE 00017

1.079 Acres
47,021 Sq.Ft.

Lakeshore Avenue
(66' Wide)

Northwood Drive
(66' Wide)

recorded as (N79°22'38"E 178.60')
N79°25'24"E 178.74'

Area labeled "Septic Field"
As shown on the plat of Lauderdale Lakes Estates

12' Wide Elec. & Tele. Easement
As shown on the Plat of Lauderdale Lakes Estates
N13°41'23"W 256.35'
recorded as (N13°40'11"W 256.43')

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

recorded as (S10°37'22"E 274.00')
S10°35'34"E 274.87'

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

Found Pipe down 0.7' appears to be moved and is 0.41' S82°22'53"E of pipe set flush at corner.

S79°22'38"W 366.25'
recorded as (S79°22'38"W 366.15')

(N79°08'44"W 271.52')
Chord = 271.52'
R = 150.00'
Arc = 30.34'
(30.35')

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

S79°22'38"W 145.00'
recorded as (S79°22'38"W 145.00')

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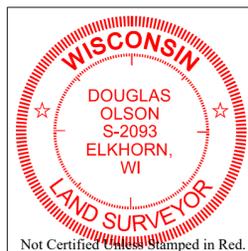
I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the 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

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.



Legend of Symbols & Abbreviations

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

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



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

Scale in Feet
1" = 20'



Survey Date: November 20, 2024.
Revisions:

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2024.139

2024.139