

Northwest Corner  
Section 16-3-18  
N. 269,251.76  
E. 2,433,736.90

Tax Parcel  
OSP 1600004

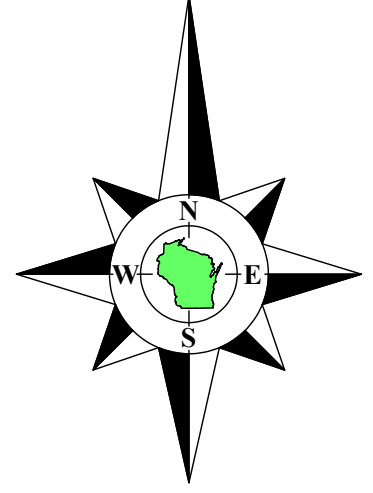
Tax Parcel  
OSP 1600004A

# Plat of Survey

of  
**A Portion of Tax Parcel OSP 1600005,**

located in the Northwest 1/4 and the Southwest 1/4 of Section 16, Town 3  
North, Range 18 East, Town of Spring Prairie, Walworth County, Wisconsin.

Surveyed for: **W & W Ventures, LLC**  
104 North Wisconsin Street  
Darien, Wisconsin. 53114



Bearings referenced to the West line of the Southwest 1/4 of Section 16-3-18,  
recorded as N2°01'21"W in the Wisconsin State Plane Coordinate System,  
South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State  
Plane Coordinate System, South Zone, (NAD-27).

## Description of Proposed East Parcel

A parcel of land located in the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 16, Town 3 North, Range 18 East, Town of Spring Prairie, Walworth County, Wisconsin, described as follows:  
Commence at the West 1/4 corner of said Section 16; thence South 2°01'21" East, along the West line of said Southwest 1/4 and the centerline of Hargraves Road, 495.96 feet; thence North 76°40'22" East, along said zoning line, 411.70 feet to an iron pipe; thence North 74°32'14" East, along said zoning line, 85.95 feet to an iron pipe; thence North 39°54'32" East, along said zoning line, 378.35 feet to an iron pipe; thence North 76°22'46" East, along said zoning line, 32.00 feet to the Point of Beginning; thence North 31°47'49" West, 899.52 feet to an iron pipe; thence North 88°09'03" East, along an A-2/C-4 zoning line, 563.41 feet to an iron pipe at "Point A" on a meander line on the North side of Sugar Creek, said pipe being approximately 126.4 feet South 88°09'03" West of "Point B" on the centerline of said Sugar Creek; thence South 58°00'00" East 138.00 feet to an iron pipe on a meander line on the South side of Sugar Creek; thence North 49°31'13" East, along said meander line, 444.53 feet to an iron pipe at "Point C"; said pipe being approximately 104.5 feet North 88°51'52" East of "Point D" on the centerline of said Sugar Creek; thence South 1°08'08" East, along an A-1/C-2 zoning line, 1154.08 feet to an iron pipe; thence West 106.32 feet to an iron pipe; thence North 2°26'12" West, along an A-1/C-2 zoning line, 255.00 feet to an iron pipe; thence South 84°32'43" West, along said zoning line, 68.22 feet to an iron pipe; thence South 76°22'46" West, along said zoning line, 393.16 feet to the Point of Beginning.

Also to include the lands lying between the above described parcel and the centerline of Sugar Creek as encompassed by the above described bearings and distances from "Point A" to "Point B", the above described bearings and distances from "Point C" to "Point D", and the centerline of the creek from "Point B" to "Point D".

Said parcel contains 15.030 acre (654,723 sq.ft.) of land, more or less.

Center 1/4 Corner  
Section 16-3-18  
N. 266,665.31  
E. 2,436,483.99

## Description of Proposed West Parcel

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, all in Section 16, Town 3 North, Range 18 East, Town of Spring Prairie, Walworth County, Wisconsin, described as follows: Begin at the West 1/4 corner of said Section 16; thence North 2°01'04" West, along the West line of said Northwest 1/4 of Section 16 and the centerline of Hargraves Road, 770.73 feet; thence North 86°38'00" East, along an A-2/C-4 zoning line, 216.68 feet to an iron pipe; thence South 48°34'28" East, along said zoning line, 148.91 feet to an iron pipe; thence South 31°47'49" East, 899.52 feet to an iron pipe; thence South 76°22'46" West, along an A-1/C-2 zoning line, 32.00 feet to an iron pipe; thence South 39°54'32" West, along said zoning line, 378.35 feet to an iron pipe; thence North 74°32'14" West, along said zoning line, 85.95 feet to an iron pipe; thence South 76°40'22" West, along said zoning line, 411.70 feet to a point on the West line of said Southwest 1/4 of Section 16; thence South 2°01'21" West, along said West line and the centerline of Hargraves Road, 495.96 feet to the Point of Beginning.

Said parcel contains 15.104 acre (657,929 sq.ft.) of land, more or less.

## Description of 50' Wide Ingress, Egress & Utility Easement, Doc. No. 1091429

A 50' Wide Ingress, Egress & Utility Easement located in the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 16, Town 3 North, Range 18 East, Town of Spring Prairie, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 16; thence South 2°01'21" East, along the West line of said Southwest 1/4 and the centerline of Hargraves Road, 495.96 feet; thence North 76°40'22" East, along an A-1/C-2 zoning line, 411.70 feet to an iron pipe; thence North 74°32'14" East, along said zoning line, 85.95 feet to an iron pipe and the Point of Beginning; thence North 39°54'32" East, along said zoning line, 378.35 feet to an iron pipe; thence North 76°22'46" East, along said zoning line, 32.00 feet to an iron pipe; thence North 13°37'14" East, 50.00 feet; thence South 76°22'46" West, 70.53 feet; thence South 39°54'32" West 353.95 feet; thence South 21°53'00" West 52.75 feet; thence South 1°19'42" East 567.44 feet; thence South 77°44'45" West 425.32 feet; thence South 2°01'21 East 282.79 feet; thence South 87°58'39" West 50.00 feet to a point on the East line of Hargraves Road; thence North 77°44'45" East, along the Southerly line of Lot 1 of Certified Survey Map No. 3597, 425.83 feet to an iron rod; thence North 1°19'42" West, along the East line of said Lot 1, 536.44 feet to an iron rod; thence North 21°53'00" East 70.95 feet to the Point of Beginning.

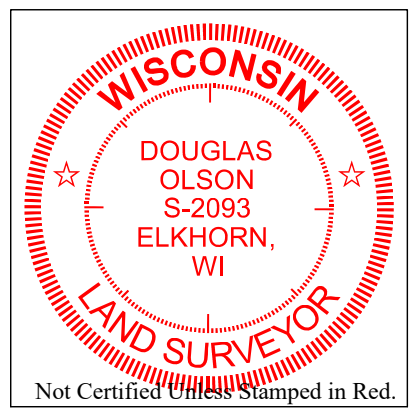
## Description of 25' Wide Ingress, Egress & Utility Easement, Doc. No. 1091429

A 25' Wide Ingress, Egress & Utility Easement located in the Northwest 1/4 of the Southwest 1/4 of Section 16, Town 3 North, Range 18 East, Town of Spring Prairie, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 16; thence South 2°01'21" East, along the West line of said Southwest 1/4 and the centerline of Hargraves Road, 495.96 feet; thence North 76°40'22" East, along an A-1/C-2 zoning line, 411.70 feet to an iron pipe; thence North 74°32'14" East, along said zoning line, 85.95 feet to an iron pipe; thence North 39°54'32" East, along said zoning line, 378.35 feet to an iron pipe; thence North 76°22'46" East, along said zoning line, 32.00 feet to an iron pipe; thence North 13°37'14" East, 50.00 feet; thence South 76°22'46" West, 70.53 feet; thence South 39°54'32" West 353.95 feet; thence South 21°53'00" West 52.75 feet; thence South 1°19'42" East 567.44 feet; thence South 77°44'45" West 425.32 feet; thence South 2°01'21 East 282.79 feet; thence South 87°58'39" West 50.00 feet to a point on the East line of Hargraves Road; thence North 77°44'45" East, along the Southerly line of Lot 1 of Certified Survey Map No. 3597, 425.83 feet to an iron rod; thence North 1°19'42" West, along the East line of said Lot 1, 536.44 feet to an iron rod; thence North 21°53'00" East 70.95 feet to the Point of Beginning.

## Description of Proposed Lot Line Adjustment - Variance Approved July 11, 2024.

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 16, Town 3 North, Range 18 East, Town of Spring Prairie, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 16; thence South 2°01'21" East, along the West line of said Southwest 1/4 and the centerline of Hargraves Road, 495.96 feet to the Point of Beginning; thence North 76°40'22" East, along an A-1/C-2 zoning line, 411.70 feet to an iron pipe; thence North 74°32'14" East, along said zoning line, 85.95 feet to an iron pipe; thence South 21°53'00" West 70.95 feet to an iron rod at the Northeast corner of Lot 1 of Certified Survey Map No. 3597; thence South 63°37'34" West, along the Northerly line of said Lot 1, 503.34 feet to a point on said West line of the Southwest 1/4 of Section 16; thence North 2°01'21" West, along said West line and the centerline of Hargraves Road, 171.72 feet to the Point of Beginning.

Said parcel contains 1.218 acre (53,068 sq.ft.) of land, more or less.



## Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 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

Hargraves Road  
(66' Wide)

A-2

Remnant of  
Tax Parcel  
OSP 1600005

C-4

Approximate location of CRP lands  
based upon information by the USDA.

Remnant of  
Tax Parcel  
OSP 1600005

C-4

**Proposed  
East Parcel**  
15,030 Acres  
654,723 Sq.Ft.  
C-2 Zoning: 8,424 Acres  
C-4 Zoning: 6,606 Acres

**Proposed  
West Parcel**  
15,104 Acres  
657,929 Sq.Ft.  
14,147 Acres  
616,225 Sq.Ft.  
Exclusive of R.O.W.  
C-2 Zoning: 5,447 Acres Gross  
C-2 Zoning: 5,266 Acres Net  
C-4 Zoning: 9,657 Acres

A-1

C-2

**Remnant of  
Tax Parcel  
OSP 1600005**

Approx. 131.95 Acres  
A-1 Zoning: 103.96 Acres  
A-2 Zoning: 12.84 Acres  
C-2 Zoning: 0.787 Acre  
C-1 Zoning: 0.14 Acre  
C-4 Zoning: 14.22 Acres

A-1

C-2

Lot 4  
C.S.M. 5137

Lot 3  
C.S.M. 5137

Lot 1  
C.S.M. 3597

Southwest Corner  
Section 16-3-18  
N. 263,986.99  
E. 2,433,922.59

## Legend of Symbols & Abbreviations

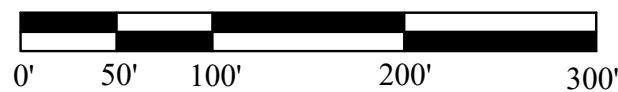
- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Utility Pedestal
- Concrete Cover
- Septic Vent
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Brick Pavers

- N North
- S South
- E East
- W West
- D Bearings
- D Degrees
- D Minutes
- D Seconds
- D Distances
- D Feet
- D Inches
- N Number
- NW Northwest
- NE Northeast
- D Diameter



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Elkhorn, Wisconsin. 53121  
Telephone: (262) 723-3434  
Facsimile: (262) 723-8044  
Email: doug@olsonsurveying.com  
Website: www.olsonsurveying.com

**Scale in Feet**  
1" = 100'



**Survey date: January 23, 2024.**

Revisions: No. 1 - Recorded Easement  
No. 2 - Variance Approval  
No. 3 - Description of East Parcel

2022.017

Sheet 1 of 1 Sheets

Job Reference Number

2022.017