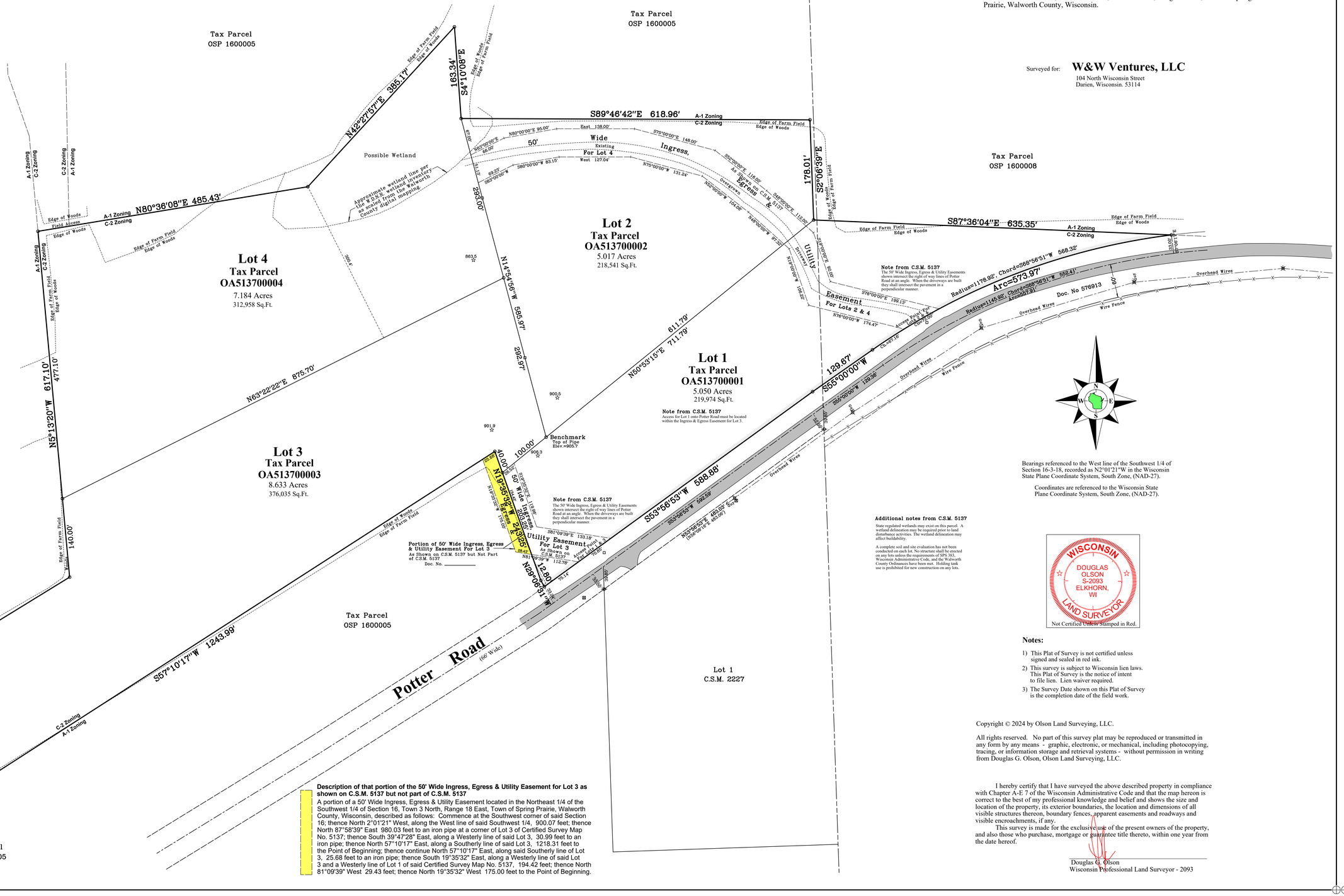
Plat of Survey

of

Lots 1, 2, 3 & 4 of Certified Survey Map No. 5137,

recorded January 18, 2024 as Document Number 1089665 and located in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, all in 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



Description of that portion of the 50' Wide Ingress, Egress & Utility Easement for Lot 3 as shown on C.S.M. 5137 but not part of C.S.M. 5137

A portion of a 50' Wide Ingress, Egress & Utility Easement located in the Northeast 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 Southwest corner of said Section 16; thence North 2°01'21" West, along the West line of said Southwest 1/4, 900.07 feet; thence North 87°58'39" East 980.03 feet to an iron pipe at a corner of Lot 3 of Certified Survey Map No. 5137; thence South 39°47'28" East, along a Westerly line of said Lot 3, 30.99 feet to an iron pipe; thence North 57°10'17" East, along a Southerly line of said Lot 3, 1218.31 feet to the Point of Beginning; thence continue North 57°10'17" East, along said Southerly line of Lot 3, 25.68 feet to an iron pipe; thence South 19°35'32" East, along a Westerly line of said Lot 3 and a Westerly line of Lot 1 of said Certified Survey Map No. 5137, 194.42 feet; thence North 81°09'39" West 29.43 feet; thence North 19°35'32" West 175.00 feet to the Point of Beginning.

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).

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

Survey date: January 18, 2024.
Revisions:

Scale in Feet
1" = 80'
0' 40' 80' 160' 240'

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Website: www.olsonsurveying.com

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Iron Pipe - dia.
- Set Iron Pipe - 1" dia. 20"Long 1.68 lbs/ft
- Recorded Information
- Utility Pedestal
- Utility Power Meter
- Septic Vent
- Control Monument
- Concrete Surface
- Drywell
- Drain Manhole
- Set Wood Lath
- Soil Boring
- No Access

North
South
West
Northwest
Degrees
Minutes
Seconds
Feet
Inches
NW Northwest
Ac. Acres
Dia. Diameter

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2022.017

2022.017