

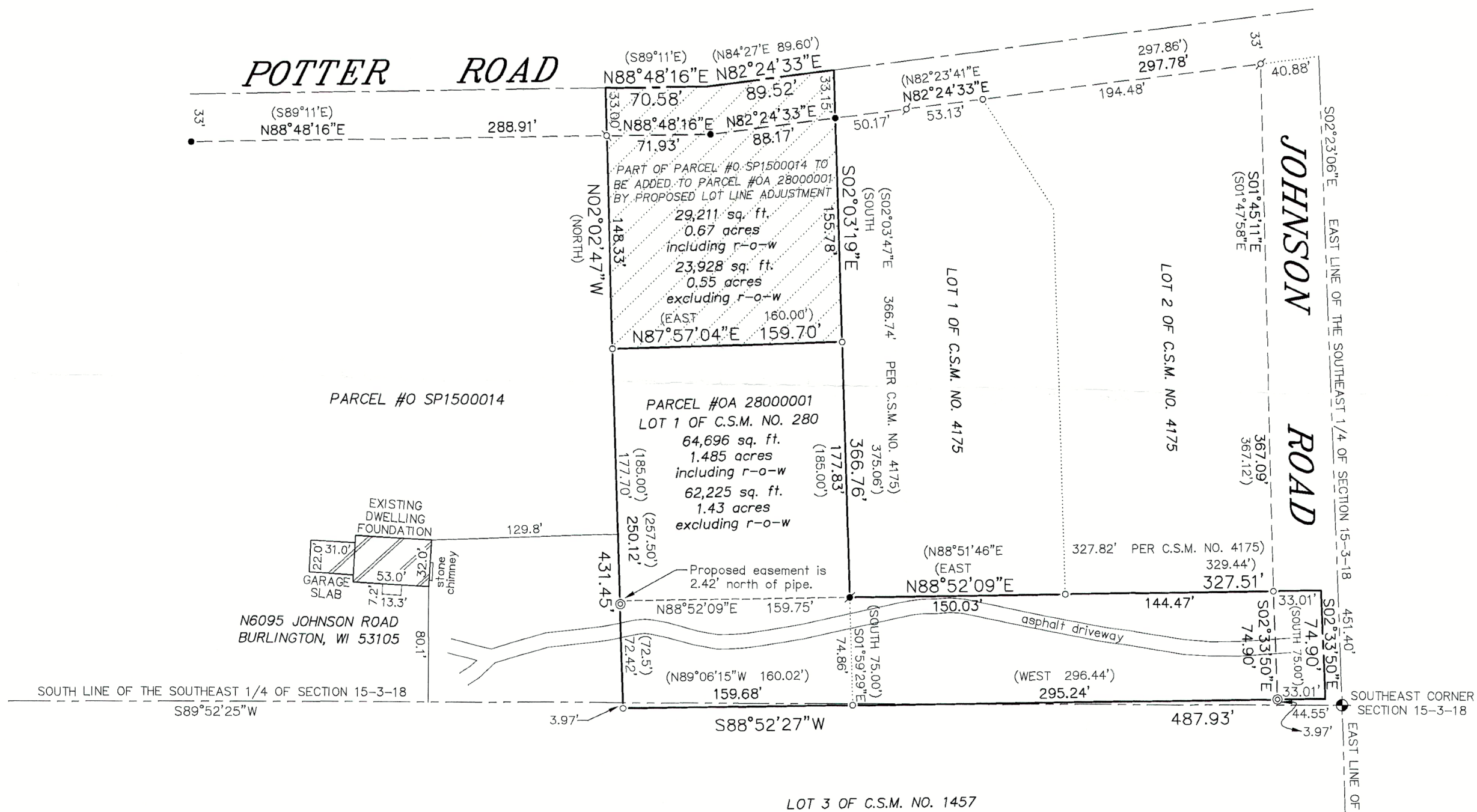
PLAT OF SURVEY FOR PROPOSED LOT LINE ADJUSTMENT

LAND TO BE ADDED TO PARCEL #OA 28000001 AND EXCEPTED FROM PARCEL #OSP 1500014

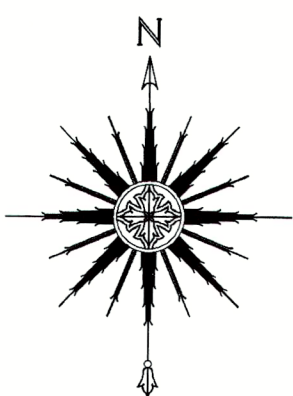
A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF SPRING PRAIRIE, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 280, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON AUGUST 10, 1973 IN VOLUME 2 OF CERTIFIED SURVEY MAPS ON PAGE 35 AS DOCUMENT NO. 668515; THENCE NORTH 02°02'47" WEST, ALONG THE WEST LINE OF SAID LOT 1, 250.12 FEET (RECORDED AS NORTH 257.50 FEET) TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 1, AND THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 02°02'47" WEST 181.33 FEET TO A POINT ON THE CENTERLINE OF POTTER ROAD; THENCE NORTH 88°48'16" EAST (RECORDED AS SOUTH 89°11' EAST), ALONG SAID CENTERLINE, 70.58 FEET; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 82°24'33" EAST 89.52 FEET (RECORDED AS NORTH 84°27' EAST 89.60 FEET) TO A POINT LOCATED NORTH 02°03'19" WEST 33.15 FEET FROM A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE SOUTH 02°03'19" EAST 188.93 FEET (RECORDED AS SOUTH 190.06 FEET) TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 280; THENCE SOUTH 87°57'04" WEST 159.70 FEET (RECORDED AS WEST 160.00 FEET) TO THE PLACE OF BEGINNING. CONTAINING 29,211 SQUARE FEET (0.67 ACRES), MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF FOR ROAD PURPOSES (POTTER ROAD).

LEGAL DESCRIPTION FOR PROPOSED EASEMENT FOR INGRESS AND EGRESS TO BENEFIT PARCEL #OSP 1500014 AND BURDEN OA 28000001

A PARCEL OF LAND BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 280, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON AUGUST 10, 1973 IN VOLUME 2 OF CERTIFIED SURVEY MAPS ON PAGE 35 AS DOCUMENT NO. 668515 AND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF SPRING PRAIRIE, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 280; THENCE NORTH 02°02'47" WEST (RECORDED AS NORTH), ALONG THE WEST LINE OF SAID LOT 1, 74.84 FEET; NORTH 88°52'09" EAST 159.75 FEET TO A 1-3/4" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE CONTINUE NORTH 88°52'09" EAST 294.50 FEET (RECORDED AS EAST 296.44 FEET) TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE CONTINUE NORTH 88°52'09" EAST (RECORDED AS EAST) 33.01 FEET TO A POINT ON THE CENTERLINE OF JOHNSON ROAD; THENCE SOUTH 02°33'50" EAST, ALONG SAID CENTERLINE, 74.90 FEET (RECORDED AS SOUTH 75.00) TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88°52'27" WEST (RECORDED AS WEST) 33.01 FEET TO A 2-3/8" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE CONTINUE SOUTH 88°52'27" WEST, ALONG SAID SOUTH LINE, 295.24 FEET (RECORDED AS WEST 296.44 FEET) TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE CONTINUE S88°52'27" WEST, ALONG SAID SOUTH LINE, 159.68 FEET (RECORDED AS NORTH 89°06'15" WEST 160.02 FEET) TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33 FEET THEREOF FOR ROAD PURPOSES (JOHNSON ROAD).



BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-1927). ASSUMED BEARING OF SOUTH 89°52'25" WEST ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15-3-18.



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC

LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

0 40' 80' 160'
SCALE: 1" = 80'

LEGEND

- FOUND BRASS CAPPED CONCRETE MONUMENT
- FOUND 2-3/8" O.D. IRON PIPE
- FOUND 2" O.D. IRON PIPE
- FOUND 1-3/4" O.D. IRON PIPE
- FOUND 1-5/16" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- SET 1-5/16" O.D. IRON PIPE
- RECORDED AS



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

APRIL 21, 2025
DATE

022514
JOB NUMBER

318-1468