

HCA-12

PLAT OF SURVEY

BEING PART OF BLOCK 1 OF CARSWELL PARK BEING LOTS 13 & 14, PART OF CARRIAGE LOTS, AND PART OF AN UNNAMED RIGHT OF WAY BEING PART OF AN UNRECORDED PLAT IN THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, LAGRANGE TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

NOTES:

- BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 14, WHICH WAS TAKEN TO BEAR S12°50'08"W, AS SHOWN ON PLAT OF SURVEY DONE BY MARK L. MIRITZ DATED AUGUST 6, 2016.
- SECTION LINE TIE COMPUTED PER MIRITZ SURVEY.
- UNRECORDED PLAT OF LOTS 13, 14, CARRIAGE LOTS, AND UNNAMED RIGHT OF WAY SHOWN ON PLAT OF SURVEY BY D. COOPER DATED 8-9-1986.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR. IT IS RECOMMENDED THAT THE ZONING ADMINISTRATOR FOR THE MUNICIPALITY APPROVE OR SET THE O.H.W.M. ELEVATION.
- PROPERTY LABELS ARE PER THE UNRECORDED PLAT OF CARSWELL PARK AS ON RECORD IN THE WALWORTH COUNTY SURVEYORS OFFICE.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55127C0065D, MAP REVISED OCTOBER 2, 2009. FLOODPLAIN ELEVATION DETERMINED FROM FEMA INSURANCE STILL WATER ELEVATION CHART 1% FLOOD CHANCE ELEV = 885.6

PARCEL AREA

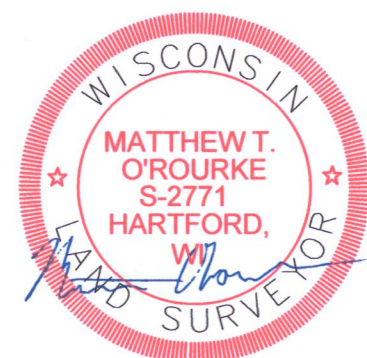
PARCEL	TO O.H.W.M.	TO MEANDER
GROSS	14,132 S.F.±	9,401 S.F.
	0.32 ACRES±	0.216 ACRES
BLOCK 1	5,310 S.F.±	4,043 S.F.
	0.122 ACRES±	0.093 ACRES
LOT 13	3,647 S.F.±	1,043 S.F.
	0.084 ACRES±	0.024 ACRES
LOT 14	5,175 S.F.±	4,317 S.F.
	0.119 ACRES±	0.099 ACRES

LEGAL DESCRIPTION PER DOC. #1009368

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 35, IN TOWNSHIP 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, BOUNDED AND DESCRIBED AS FOLLOWS: TO-WIT: FROM AN IRON STAKE THAT IS WITNESSED BY A SPIKE IN THE ROOT OF A WHITE OAK TREE, NORTHERLY 7 FEET, AND A SPIKE IN A SECOND WHITE OAK TREE, WESTERLY 20 FEET, AND SAID IRON STAKE BEING 182 FEET NORTH AND 297.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, IN BLOCK 1 OF THE PLAT OF CARSWELL PARK WHICH PLAT IS ON RECORD IN THE REGISTER OF DEEDS OFFICE IN AND FOR SAID COUNTY IN VOLUME 5 OF PLATS, ON PAGE 118, GO N42°15'W 147.5 FEET, TO AN IRON STAKE ON THE NORTHERLY LINE OF THE DRIVE; THENCE N23°15'W, 54 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N23°15'W, 50 FEET, TO AN IRON STAKE ON THE SHORE OF MIDDLE LAKE; THENCE FOLLOWED SOUTHWESTERLY ALONG THE SHORE, 53 FEET, MORE OR LESS TO AN IRON STAKE; THENCE EASTERLY 44 FEET TO THE PLACE OF BEGINNING. ALSO STARTING FROM A SPECIFIED STAKE, WHICH IS LOCATED 520 FEET FROM THE SOUTHWEST CORNER OF BLOCK 1 OF CARSWELL PARK AS PLATTED AND RECORDED IN THE REGISTER OF DEEDS OFFICE, AT ELKHORN, WALWORTH COUNTY, WISCONSIN, THIS STAKE BEING MEASURED EASTERLY 270 FEET ALONG THE SHORE OF LAUDERDALE LAKE; THENCE NORTHERLY 250 FEET TO SAID SPECIFIED STAKE. NOW COMMENCING FROM AN IRON STAKE 131 1/2 FEET NORTHWESTERLY FROM THE ABOVE SPECIFIED STAKE; THENCE NORTHERLY 115 FEET TO AN IRON STAKE; THENCE WESTERLY 50 FEET ALONG THE SHORE TO AN IRON STAKE; THENCE SOUTHERLY 104 FEET TO AN IRON STAKE; THENCE EASTERLY 30 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN.

AND

A PARCEL OF LAND LOCATED IN THE REDIVISION OF BLOCK 1 OF CARSWELL PARK AS SHOWN ON A PLAT BY WILLIAM CHILD, COUNTY SURVEYOR, DATED AUGUST 17, 1929 AND SEPTEMBER 21, 1929, LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, LAGRANGE TOWNSHIP, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 35; THENCE N89°52'15"E, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 870.21 FEET, TO A MEANDER CORNER; THENCE N48°13'33"E, 2371.88 FEET, TO A SPECIFIED STAKE AS SHOWN ON SAID PLAT BY WILLIAM CHILD; THENCE N45°36'14"W, 146.97 FEET, TO A FOUND IRON ROD AND THE POINT OF BEGINNING; THENCE S11°29'19"E, 56.60 FEET TO A FOUND P.K. NAIL; THENCE N87°00'12"W, 34.01 FEET TO A FOUND IRON ROD ON A MEANDER LINE; THENCE CONTINUE N87°00'12"W, 2.80 FEET TO THE SHORE OF TURTLE COVE; THENCE NORTHWESTERLY ALONG THE SHORE OF TURTLE COVE 95 FEET MORE OR LESS TO A POINT THAT IS S66°45'18"W, 3.00 FEET FROM A SET IRON ROD; THENCE N66°45'18"E, 3.00 FEET TO A SET IRON ROD ON A MEANDER LINE, WHICH IS N32°18'45"W, 95.56 FEET FROM THE PREVIOUSLY MENTIONED MEANDER CORNER, THENCE CONTINUE N66°45'18"E, 57.09 FEET TO A POINT; THENCE S23°15'00"E, 54.00 FEET, TO A FOUND IRON ROD WHICH IS THE POINT OF BEGINNING.



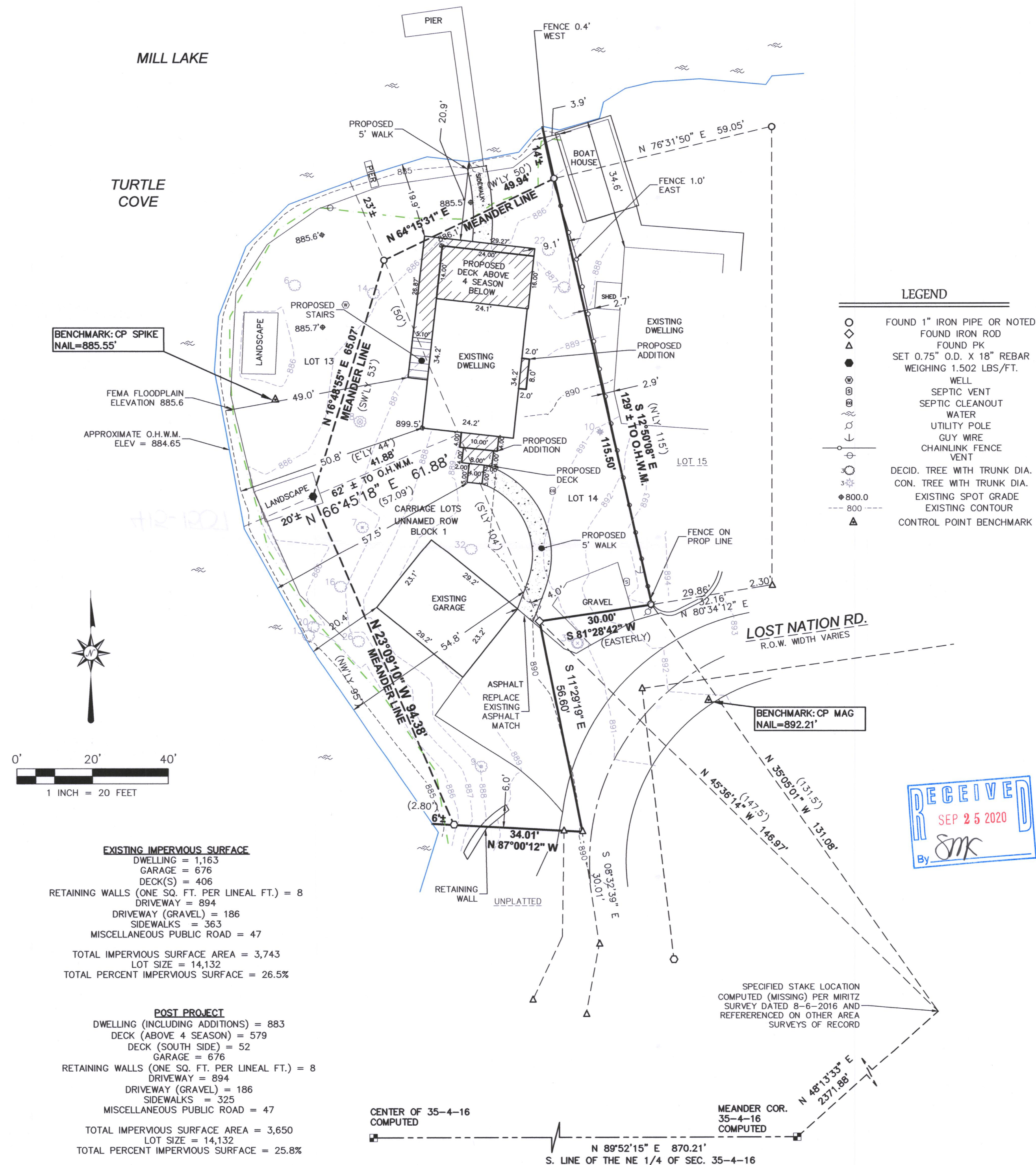
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE 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, ROADWAY 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, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

EXISTING IMPERVIOUS SURFACE
DWELLING = 1,163
GARAGE = 676
DECK(S) = 406
RETAINING WALLS (ONE SQ. FT. PER LINEAL FT.) = 8
DRIVEWAY = 894
DRIVEWAY (GRAVEL) = 186
SIDEWALKS = 363
MISCELLANEOUS PUBLIC ROAD = 47
TOTAL IMPERVIOUS SURFACE AREA = 3,743
LOT SIZE = 14,132
TOTAL PERCENT IMPERVIOUS SURFACE = 26.5%

POST PROJECT
DWELLING (INCLUDING ADDITIONS) = 883
DECK (ABOVE 4 SEASON) = 579
DECK (SOUTH SIDE) = 52
GARAGE = 676
RETAINING WALLS (ONE SQ. FT. PER LINEAL FT.) = 8
DRIVEWAY = 894
DRIVEWAY (GRAVEL) = 186
SIDEWALKS = 325
MISCELLANEOUS PUBLIC ROAD = 47
TOTAL IMPERVIOUS SURFACE AREA = 3,650
LOT SIZE = 14,132
TOTAL PERCENT IMPERVIOUS SURFACE = 25.8%



REV. 8/5/2020 GRADES, TREES
REV. 8/18/2020 IMPROVEMENTS
REV. 8/19/2020 SIDEWALK DIMS

W5316 LOST NATION RD.
LAGRANGE, WI 53121
CHECKED BY MTD
DRAWN BY LJS

CLIENT: RENZ CONSTRUCTION
PROJECT: BOUNDARY
LAYOUT: DRAFT-PLAT OF SURVEY
DRAWING: 20146_SURVEY.DWG
DATE: 08/17/2020
JOB NO.: 20146
SHEET: 1 OF 1

HCA-12

416-1507