

Plat of Survey

of

Tax Parcels HLG 2600041 & HHP 00002,

located in Government Lot 8 in the Northeast 1/4 of Section 26, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin.

Surveyed for:

Bill Sattler

5330 West Hutchinson Street
Chicago, Illinois. 60641

Legal Description

Per Title Commitment No. 9180400244 prepared by Southeastern Title, LLC / Old Republic National Title Insurance Company, dated April 19, 2018:

Parcel A: The Southeasterly 1.50 feet of Lot 4 of Highland Park of Lauderdale, according to the recorded plat thereof. Said land being in the Town of LaGrange, Walworth County, Wisconsin.

Parcel B: A parcel of land located in the Northeast 1/4 of Section 26, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin, described as follows: Beginning at a point on the Northeast line of Center Avenue in the plat of Highland Park Subdivision where the line of lots 3 and 4 of said plat produced Northeast intersects said Northeast line; thence North 58 degrees 45' East along said line produced 30 feet; thence North 31 degrees 15' West parallel to Center Avenue 1.50 feet; thence South 58 degrees 45' West, 30 feet to the Northeast line of Center Avenue; thence South 31 degrees 15' East along said Northeast line 1.50 feet to the place of beginning.

Parcel C: A parcel of land located in the Northeast 1/4 of Section 26, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin, described as follows: Commencing at a point on the Northeast line of Center in the plat of Highland Park Subdivision where the line of lots 3 and 4 of said plat produced Northeast intersects said Northeast line; thence North 58 degrees 45' East along said line produced 30.00 feet; thence South 31 degrees 15' East, 1.85 feet to the place of beginning; thence North 58 degrees 18' East, 241.14 feet to the West line of Eastern Avenue; thence South along said West line 45.87 feet to the North line of a 12 foot right of way as mentioned on page 489 of Volume 443 of Deeds for Walworth County; thence South 58 degrees 45' West along said North line 216.93 feet; thence North 31 degrees 15' West, 36.15 feet to the place of beginning.

Parcel D: Lot 3 in Highland Park of Lauderdale, according to the recorded plat thereof. Said land being in the Town of LaGrange, Walworth County, Wisconsin.

Parcel E: Also, all right, title and interest in a certain tract, easement and right-of-way, and subject to the terms and conditions thereof, as contained in Agreement recorded October 31, 1942, in Volume 296 of Deeds on Page 151, Walworth County Records, described as: A strip of land of equal width and 25 feet wide off from the South side of that part of the North 1/2 of the Northwest 1/4 of Section 25, Town 4 North, Range 16 East, lying South and West of the highway running from Elkhorn to Whitewater and known as Wisconsin Trunk Highway No. 12, said strip of land extending from said Highway West to the Section line between Sections 25 and 26. Said land being in the Town of LaGrange, Walworth County, Wisconsin.

Parcel F: A parcel of land located in the Northeast 1/4 of Section 26, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin, described as follows: Beginning at an iron stake on the Northeasterly line of Center Avenue in the plat of Highland Park of Lauderdale, which plat is on record in the Register of Deeds office in and for said County in Volume 5 of Plats on page 77, at a point where the line between Lots 2 and 3 of the said plat produced Northeasterly would intersect the said Northeasterly line of the said Center Avenue, running thence North 58 degrees 45' East being the line between the said Lots 2 and 3 produced, 30 feet to an iron stake, thence North 31 degrees 15' West, being parallel with the Northeasterly line of the said Avenue, fifty feet to an iron stake, thence South 58 degrees 45' West 30 feet to an iron stake in the Northeasterly line of said Avenue, thence South 31 degrees 15' East in the Northeasterly line of said Avenue, 50 feet to the place of beginning, subject to existing rights of way, if any.

Parcel G: A parcel of land located in the Northeast 1/4 of Section 26, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin, described as follows: A strip of land 12 feet wide commencing at the Southeast corner of the parcel of land 30 feet by 50 feet in dimensions, decded by J. Porter Joplin to Paul J. Dinse which said deed was recorded in Volume 182, Page 29, records of the Register of Deeds for Walworth County, Wisconsin, and which said parcel of land adjoins land owned by George H. Brownell and Agnes S. Brownell, his wife; thence running parallel with and adjacent to said land owned by said George H. Brownell and Agnes S. Brownell, his wife, to Eastern Avenue in Highland Park Subdivision, LaGrange Township, Walworth County, Wisconsin, conveying a strip of land 12 feet in width from the point of beginning to Eastern Avenue.

Parcel H: A parcel of land located in the Northeast 1/4 of Section 26, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin, described as follows: Beginning at a point 1.50 feet North 31 degrees 15' West of the intersection of the line between lots 3 and 4 of the Plat of Highland Park with the Westerly line of vacated Center Avenue, thence North 58 degrees 45' East 51.50 feet more or less to a point on the Easterly line of vacated Center Avenue, thence South 31 degrees 15' East 51.50 feet to a point (being in the intersection of the Southerly line of lot 3 extended Northeasterly to the Easterly line of vacated Center Avenue), thence South 58 degrees 45' West 20 feet more or less to the Southeast corner of lot 3, thence North 31 degrees 15' West 51.50 feet to the place of beginning.

Tax Key Nos.: HHP 00002 and H LG2600041

Tax Parcel
HHP 00003

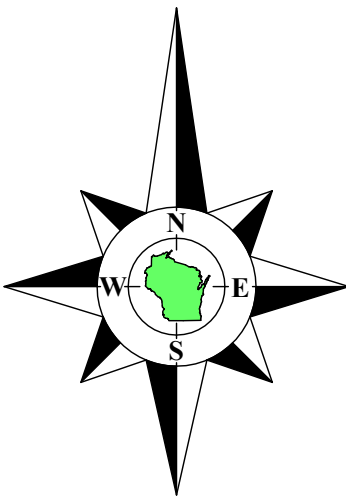
Tax Parcel
HHP 00002

Tax Parcel
HHP 00001

Tax Parcel
HLG 2600040

Tax Parcel
HLG 2600041

Tax Parcel
HLG 2600042A

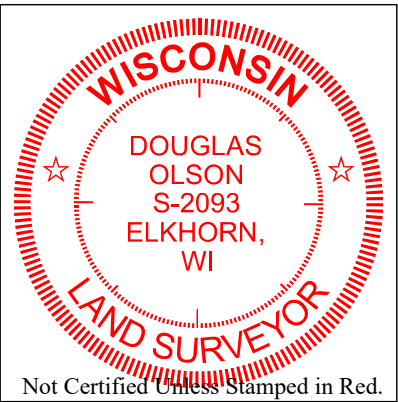


Bearings referenced to the South line of Tax Parcels HLG 2600041 & HHP 00002, recorded as N58°45'00"E as shown on prior surveys, which produces a bearing of N0°10'14"W on the line from the Northeast Corner of Section 26-4-16 to the Meander Corner on the East line of Section 26-4-16. A rotation of -1°21'09" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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

Total Area

0.492 Acre
21,452 Sq.Ft.



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

Meander Corner
Section 26-4-16
(N. 287,484.53)
(E. 2,385,692.63)

Northeast Corner
Section 26-4-16
(N. 289,621.40)
(E. 2,385,736.72)

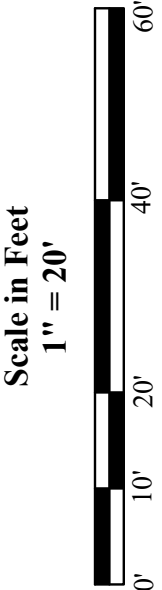
Surfwood
Drive

East 1/16th
Corner of the
Northeast 1/4
of Section
26-4-16.

Surfwood Drive
(20' Wide)

Line from the Northeast Corner of Section 26 to the
Meander Corner on the East line of Section 26
N0°10'14"W 2137.36'
recorded as(N1°10'55"E 2137.43')State Plane

Survey Date: September 29, 2022.
Revisions: No. 1 - Proposed Garage



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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
Found in Plat
Recorded Information
Utility Pedestal
Concrete Cover
Asphalt Surface
Gravel Surface
Brick Pavers
North
South
East
West
In Bearings
In Degrees
In Minutes
In Seconds
In Distances
In Feet
In Acres
Wood Lath
Set by others
□ Set by others

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2022.102
2022.102