Plat of Survey

of

Tax Parcel HCA 00062,

being part of Block 4 of Carswell's Park, a subdivision located in Government Lot 1 in the Northeast 1/4 of Section 35, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin.

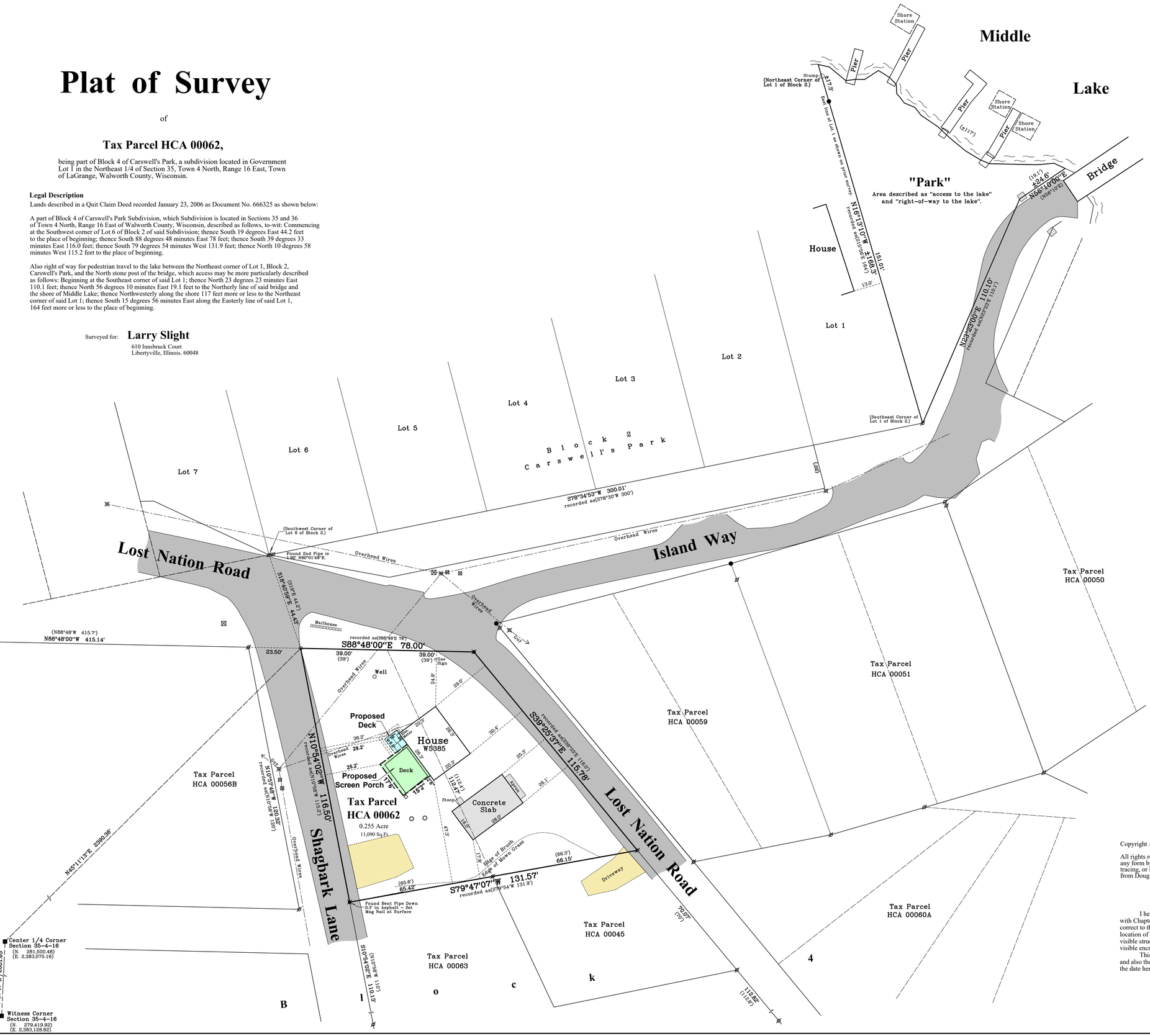
Legal Description

Lands described in a Quit Claim Deed recorded January 23, 2006 as Document No. 666325 as shown below:

A part of Block 4 of Carswell's Park Subdivision, which Subdivision is located in Sections 35 and 36 of Town 4 North, Range 16 East of Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Southwest corner of Lot 6 of Block 2 of said Subdivision; thence South 19 degrees East 44.2 feet to the place of beginning; thence South 88 degrees 48 minutes East 78 feet; thence South 39 degrees 33 minutes East 116.0 feet; thence South 79 degrees 54 minutes West 131.9 feet; thence North 10 degrees 58 minutes West 115.2 feet to the place of beginning.

Also right of way for pedestrian travel to the lake between the Northeast corner of Lot 1, Block 2, Carswell's Park, and the North stone post of the bridge, which access may be more particularly described as follows: Beginning at the Southeast corner of said Lot 1; thence North 23 degrees 23 minutes East 110.1 feet; thence North 56 degrees 10 minutes East 19.1 feet to the Northerly line of said bridge and the shore of Middle Lake; thence Northwesterly along the shore 117 feet more or less to the Northeast corner of said Lot 1; thence South 15 degrees 56 minutes East along the Easterly line of said Lot 1, 164 feet more or less to the place of beginning.

Surveyed for: **Larry Slight**
610 Innsbruck Court
Libertyville, Illinois. 60048



Bearings referenced to the North line of Tax Parcel HCA 00062, recorded as S88°48'E on a "Plat of Carswell's Park" compiled by Lloyd L. Jensen and dated May 1935, which produces a bearing of N2°37'47"E on the West line of the Southeast 1/4 of Section 35-4-16. A rotation of 4°06'26" 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).

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: April 29, 2019.
Revisions: No. 1 – Misc.
No. 2 – Proposed Garage, Proposed Screen Porch, Deck & Steps April 2022
No. 3 – Proposed Garage Concrete As-built
No. 4 – Corner Convention's Error On Bearing
No. 5 –

Scale in Feet
1" = 20'
0' 10' 20' 40' 60'

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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations

Found County Section Corner
Found Iron Pipe
Found Iron Pipe, 1" dia.
Set Iron Pipe, 1" dia.
Set Mag Nail
Set Wood Stake
April 2022
Utility Pole
Guy Wire Anchor
Concrete Cover
Asphalt Surface
Concrete Surface
Gravel Surface
Brick Pavers

North
East
South
West
Bearings
Distances
Minutes
Seconds
Plat
Measured
Inches
Number
Northwest
Northeast
Diameter

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2022.048

2022.048