

Plat of Survey

of Tax Parcel HCA 00055A,

Being part of Block 4 of Carswell's Park, a subdivision recorded November 11, 1896 in Vol. 5 of Plats of Walworth County on Page 118 as Document Number 133209 and located in Government Lots 1 and 2 in the Northeast 1/4 of Section 35, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin.

Surveyed for: **Alexander & Olena Gordon**
809 Glenwood Lane
Glenview, Illinois. 60025

Description of Record

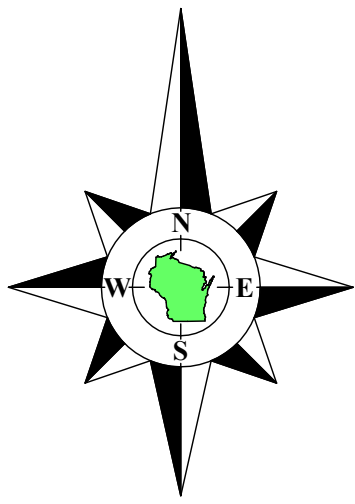
A parcel of land described in a Warranty Deed recorded January 3, 2023 as Document No. 1073360 as shown below:

Parcel 1:

A parcel of land being part of Block 4 Carswell's Park, located in Sections 35 and 36, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin, described as: Beginning at the shore of Mill Lake at the most Northerly corner of Certified Survey Map No. 627, recorded in Volume No. 3, on Page No. 95, of Walworth County Certified Survey Maps; thence along the shore of said Mill Lake, Northerly, 65 feet more or less; thence South 25°59'11" East, 19.08 feet; thence South 87°25'18" East, 157.40 feet; thence South 04°38'42" East, 129.80 foot to an iron pipe stake; thence North 88°02'14" West, 142.34 feet to an iron pipe stake marking said CSM 627; thence North 38°57'24" West, 142.80 feet along said certified survey to the point of beginning.

Parcel 2:

An undivided appurtenant interest in and to a part of Block 4 of the Plat of Carswell's Park abutting Parcel 1 above, as set forth in a Judgment recorded July 6, 2007 as Document No. 712972, and being part of the right of way more commonly known as Shagbark Lane.



Bearings referenced to the North line of Tax Parcels HCA 00056A2, HCA 00056A3, HCA 00056, HCA 00056B and HCA 00062, recorded as N88°48'W on a "Plat of Carswell's Park" compiled by Lloyd L. Jensen, County Surveyor, dated May 1935, which produces a bearing of N2°40'53"E on the West line of the Northeast 1/4 of Section 35-4-16. A rotation of 4°07'05" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

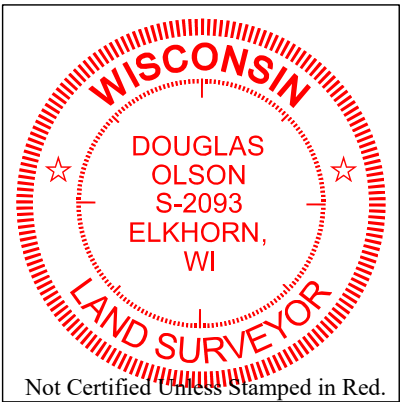
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Witness Monument
Section 26-4-16
(N 284,200.94)
(E 2,383,028.86)
Witness Monument
Section 26-4-16
(N 284,200.94)
(E 2,383,010.64)
North 1/4 Corner
Section 35-4-16
(N 284,122.27)
(E 2,383,009.40)

West line of the Northeast 1/4 of Section 35-4-16
recorded as N1°26'12"W 2822.75' State Plane
1311.63'

West 1/16 Corner of
the Northeast 1/4
Section 35-4-16.

Center 1/4 Corner
Section 35-4-16
(N 281,500.48)
(E 2,383,075.16)



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

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2023.096

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Concrete Monument
- Recorded Information
- Utility Pole
- Utility Pedestal
- Concrete Cover
- Septic Vent
- Asphalt Surface
- Concrete Surface
- Stone or Gravel Surface
- Brick Pavers

N North
S South
E East
W West
In Bearings
Degrees
Minutes
Seconds
In Distances
Feet
Inches
No. Number
NW Northwest
NE Northeast
Dia. Diameter



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Scale in Feet

1" = 20'



Survey date: December 10, 2024.

Revisions:

2023.096