

CL 10' WALKWAY EASEMENT
PER CSM 4334

LOT 1 CSM 4334

LOT 2 CSM 4334

PLAT OF SURVEY

PARCEL 1:

Lot 2 of Certified Survey Map No. 4334 recorded in Volume 28 of Certified Survey Maps on January 6, 2011 as Document No. 805788 being a lot line adjustment of Certified Survey Map 2888 and other lands located in the NE 1/4 and SE 1/4 of the NE 1/4 of Section 14 and the NW 1/4 and SW 1/4 of the NW 1/4 of Section 13, T3N, R17E, Town of Troy, Walworth County, Wisconsin.

Tax Key No. LA43340002

PARCEL 2:

The South 1/2 of the South 1/2 of the Northeast 1/4 of Section 14, Township 4 North, Range 17 East, Walworth County, Wisconsin.

EXCEPTING THEREFROM the South 8 rods east of the highway.

FURTHER EXCEPTING THEREFROM beginning at a point in the centerline of the highway in the Northeast 1/4 of said section 14 where said centerline intersects the North line of the South 40 acres of said Northeast 1/4; thence South 160 feet; thence South 160 feet; thence East to the centerline of said highway; thence Northerly in said centerline of said highway to the place of beginning.

AND FURTHER EXCEPTING THEREFROM a parcel of land located in the Northeast 1/4 of Section 14, Township 4 North, Range 17 East, Town of Troy, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of Section 14; thence North 88° 49' 18" East, 4402.78 feet to the point of beginning; thence North 4° 37' 56" West, 158.00 feet; thence North 89° 42' 18" West, 405.30 feet; thence North 10° 48' 11" West, 456.60 feet; thence North 88° 49' 18" East, 842.65 feet; thence South 1° 10' 42" East, 152.95 feet; thence North 88° 49' 18" East, 181.79 feet to the centerline of Pickeral Lake Road; thence South along the arc of a curve to the left whose long chord bears South 16° 45' 56" East, 179.93 feet and whose radius is 1432.69 feet; thence continuing along said centerline South 19° 21' 57" East, 356.11 feet; thence South 88° 49' 18" West, 858.80 feet to the point of beginning.

AND FURTHER EXCEPTING THEREFROM all that portion thereof as is platted under Certified Survey Map No. 4269 recorded in Volume 27 of Certified Surveys on Page 193 as Document No. 777163.

Tax Key No: LT 14 00002

PARCEL 3:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 4 North, Range 17 East, Walworth County, Wisconsin.

EXCEPTING THEREFROM the South 8 rods thereof.

FURTHER EXCEPTING THEREFROM all that portion thereof as is platted under Certified Survey Map No. 2866 recorded in Volume 15 of Certified Surveys on Page 55 as Document No. 257789.

AND FURTHER EXCEPTING THEREFROM all that portion thereof as is platted under Certified Survey Map No. 4334 recorded in Volume 28 of Certified Surveys on Page 62 as Document No. 806768.

Tax Key No: LT 13 00006

OVERALL AREA = 35.76 ACRES
35.40 AC. EXCLUSIVE OF ROAD
ROW

PARCEL 2
PART OF THE SE 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 4 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4334; THENCE N 88DEG 23MIN 47SEC E, ALONG THE SOUTH LINE OF SAID LOT 2, 197.50 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE S 00DEG 36MIN 28SEC E, 458.00 FEET; THENCE S 88DEG 23MIN 17SEC W, 106.23 FEET TO THE CENTERLINE OF PICKERAL LAKE ROAD; THENCE ALONG SAID CENTERLINE, N 18DEG 36MIN 46SEC W, 215.65 FEET; THENCE CONTINUE ALONG SAID CENTERLINE, 255.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1432.63 FEET AND A CHORD WHICH BEARS N 13DEG 41MIN 16SEC W, 255.54 FEET; THENCE N 88DEG 23MIN 47SEC E, 33.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1.84 ACRES OF LAND MORE OR LESS.

PARCEL 3
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 4 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4334 ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE S 00DEG 27MIN 42SEC E, 524.84 FEET; THENCE N 89DEG 35MIN 01SEC W, 1314.26 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE N 00DEG 36MIN 28SEC W, 458.00 FEET TO THE SOUTH LINE OF LOT 2 OF SAID CSM 4334; THENCE N 88DEG 23MIN 47SEC E, ALONG SAID LOT 2, 228.58 FEET; THENCE N 47DEG 19MIN 56SEC E, 85.40 FEET ALONG SAID LOT 2; THENCE S 89DEG 36MIN 33SEC E, 1023.59 FEET ALONG SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINING 15.46 ACRES OF LAND MORE OR LESS.

PICKERAL LAKE

SHORELINE TAKEN FROM WALWORTH
COUNTY AERIAL MAPPING

TAX PARCEL L T 1300006

TAX PARCEL
L T 1400002

NOTE:
WL. ELECTRIC POWER EASEMENT REC AS DOC. 363868 GRANTS THE RIGHTS
FOR POLES WITH NO SPECIFIC LOCATION NOR WIDTH
WL. ELECTRIC POWER EASEMENT REC AS DOC. 409750 GRANTS THE RIGHTS
FOR POLES WITH NO SPECIFIC LOCATION NOR WIDTH
WALKWAY EASEMENT REC. AS DOC. 808184 & 808183 IS SHOWN ON THIS MAP

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - = FOUND CONCRETE COUNTY MONUMENT
 - ⦿ = SET IRON REBAR STAKE
 - (XXX) = RECORDED AS

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW
THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER
MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK
PRODUCT.

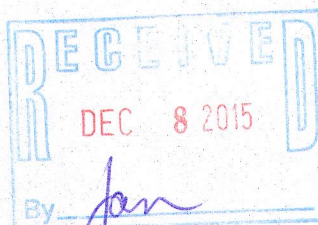
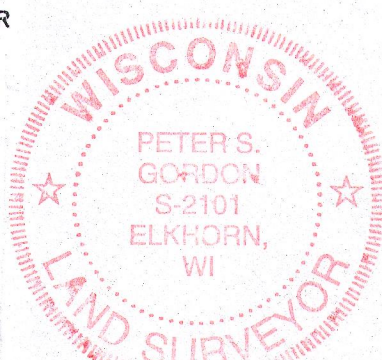
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER
MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND
SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE
LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE
BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND
VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE
PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR
GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: AUGUST 5, 2015

REVISED 08-25-2015

TO REFLECT NEW TITLE INFORMATION

PETER S. GORDON P.L.S. 2101



LINE ESTABLISHED 8 RODS (132.00') NORTH OF
SOUTH LINE NE 1/4 13-4-17

SET ROD 1.85' NORTH OF LINE

N 89°35'01" W
1314.26

LA 4334-2
LT 14-2

412-1003

WORK ORDERED BY:
THE NATURE CONSERVANCY

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING

REVIS
8/18/2015
ADJUST ERF
LEGAL FOR

PROJECT
93
DATE
07-2
SHEET NO