

Plat of Survey

of

A Portion of Lot 1 of Certified Survey Map No. 3538,

recorded in Vol. 20 of Certified Survey Maps of Walworth County on Page 329 and located in the Southeast 1/4 of the Southeast 1/4 of Section 20, Town 4 North, Range 17 East, Town of Troy, Walworth County, Wisconsin.

Legal Description of Proposed Lot Line Adjustment from Lot 1 of Certified Survey Map No. 3538 to Tax Parcel LT 2900001

A portion of Lot 1 of Certified Survey Map No. 3538, recorded in Vol. 20 of Certified Survey Maps of Walworth County on Page 329 and located in the Southeast 1/4 of the Southeast 1/4 of Section 20, Town 4 North, Range 17 East, Town of Troy, Walworth County, Wisconsin, described as follows: Commence at the Southeast corner of said Section 20; thence South 88°48'57" West, along the South line of said Lot 1 of Certified Survey Map No. 3538, 181.35 feet to an iron pipe and the Point of Beginning; thence continue South 88°48'57" West, along said South line, 490.00 feet to an iron rod at the Southwest corner of said Lot 1; thence North 0°09'42" East, along the West line of said Lot 1, 191.00 feet to an iron pipe; thence South 88°08'30" East 489.61 feet to an iron pipe; thence South 165.00 feet to the Point of Beginning.

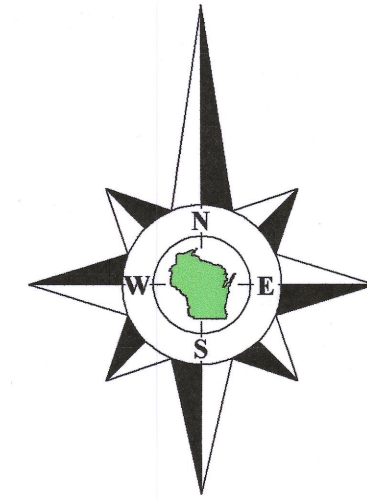
Surveyed for:

James Jackley

31144 West Washington Avenue
Burlington, Wisconsin. 53105

Note:

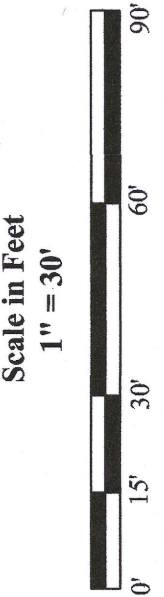
This lot line adjustment is for the purpose of a sale or exchange of land between adjoining land owners that does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Code of Ordinances (Zoning/Shoreland Zoning).



Bearings referenced to the East line of the Southeast 1/4 of Section 20-4-17, recorded as N0°00'49"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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

East 1/4 Corner
Section 20-4-17
N. 292,711.99
E. 2,401,562.10



45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

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LAND SURVEYING, LLC
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Legend of Symbols & Abbreviations
Found County Section Corner
Found Iron Pipe with cap
Found Iron Rod
Set Iron Pipe, 1" dia.
() Recorded Information
Grassy Gravel Surface

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2019.123

2019.123

Survey Date: April 28, 2020.
Revisions:

recorded as (N0°09'42"E 2801.82')
N0°09'42"E 2801.55'

2410.55'

As shown on CSM 3538
per Dec. No. 773799
Approximate location of 50' Easement
per Dec. No. 950822
as description is incomplete.

50' Ingress & Egress Easement

25' Ingress & Egress Easement
Per Dec. No. 938407

Tax Parcel
LT 2000008

N0°09'42"E 191.00'

Driveway

S88°08'30"E 489.61'

Lot 1

Tax Parcel
LA353800001

(42.11) Acres
37.20 Acres Zoned A-1

Proposed Lot
Line Adjustment

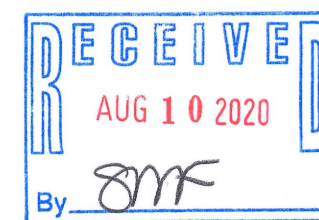
2.000 Acres
87,153 Sq.Ft.

S88°48'57"W 490.00'

Tax Parcel
LT 2900001

See Map of Survey by Ty R. Dodge
dated November 15, 2016.

S88°48'57"W 671.35'
recorded as (S88°47'04"W 671.39')



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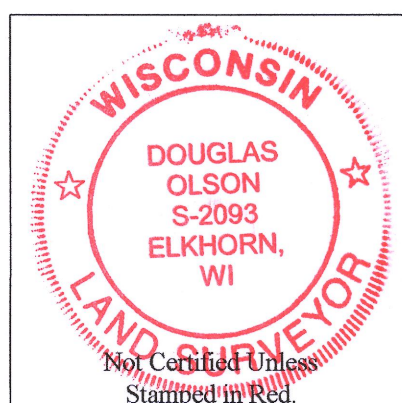
Notes:

- 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.

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



LA3538-1 LT29-1

417-111