

PLAT OF SURVEY

PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 4 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN

PART OF THE SW 1/4 OF SECTION 24, TOWN 4 NORTH, RANGE 18 EAST, LYING AND BEING IN THE TOWN OF EAST TROY, WALWORTH COUNTY WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS: THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 24, CONTAINING 5.01 ACRES MORE OR LESS.
TOGETHER WITH A 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS THAT PART OF THE NW 1/4 OF SAID SECTION. THE CENTERLINE OF SAID 40 FOOT EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EXISTING CENTERLINE OF BELL SCHOOL ROAD WITH THE EXISTING CENTERLINE OF TOWN LINE ROAD, THENCE S 68°42'W 35.42 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT: THENCE CONTINUE S 68°42'W 147.48 FEET; THENCE S 66°38'W 309.79 FEET; THENCE S 89°36'W 384.76 FEET; THENCE S 87°03'W 327.69 FEET; THENCE S 64°21'W 102.00 FEET AND SAID CENTER LINE THERE TERMINATING, THE SIDE LINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE IN THE NORTH OF THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION. ASSUMING NORTH TO BE THE CENTERLINE OF BELL SCHOOL ROAD.

TOGETHER WITH THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 4 NORTH, RANGE 18 EAST, LYING AND BEING IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 4 NORTH, RANGE 18 EAST; THENCE S 89°48'28"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 822.00 FEET TO THE POINT OF BEGINNING; THENCE N 50°55'38"W, A DISTANCE OF 657.49 FEET; THENCE S 41°19'36"W, A DISTANCE OF 295.22 FEET; THENCE S 15°25'34"W, TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 202.57 FEET; THENCE N 89°48'28"E, ALONG SAID SOUTH LINE, A DISTANCE OF 759.27 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 3.9 ACRES, MORE OR LESS.

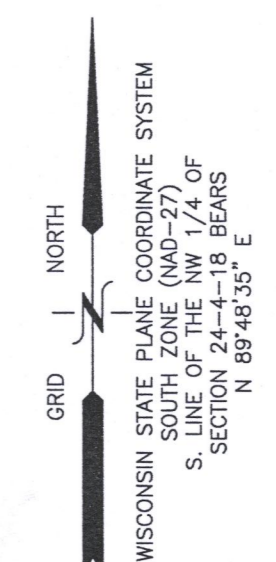
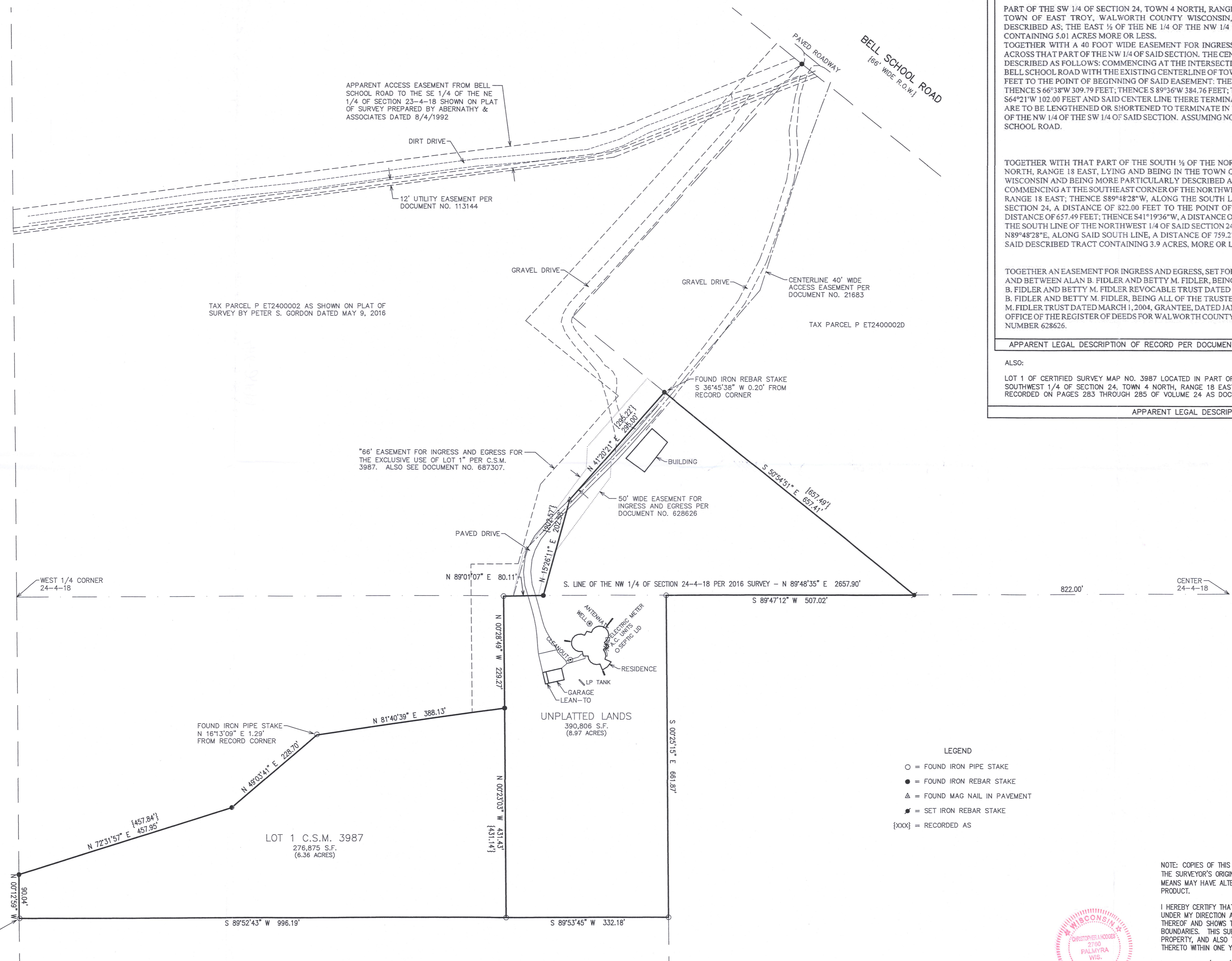
TOGETHER AN EASEMENT FOR INGRESS AND EGRESS, SET FORTH IN AN EASEMENT AGREEMENT BY AND BETWEEN ALAN B. FIDLER AND BETTY M. FIDLER, BEING ALL OF THE TRUSTEES OF THE ALAN B. FIDLER AND BETTY M. FIDLER REVOCABLE TRUST DATED MARCH 1, 2004, GRANTORS AND ALAN B. FIDLER AND BETTY M. FIDLER, BEING ALL OF THE TRUSTEES OF THE ALAN B. FIDLER AND BETTY M. FIDLER TRUST DATED MARCH 1, 2004, GRANTEE, DATED JANUARY 13, 2005 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, ON JANUARY 13, 2005, AS DOCUMENT NUMBER 628626.

APPARENT LEGAL DESCRIPTION OF RECORD PER DOCUMENT NO. 628840 - UNPLATTED LANDS

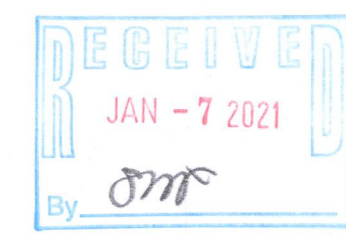
ALSO:

LOT 1 OF CERTIFIED SURVEY MAP NO. 3987 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 4 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN AND RECORDED ON PAGES 283 THROUGH 285 OF VOLUME 24 AS DOCUMENT NO. 687308.

APPARENT LEGAL DESCRIPTION



- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - △ = FOUND MAG NAIL IN PAVEMENT
 - ✦ = SET IRON REBAR STAKE
 - {xxx} = RECORDED AS

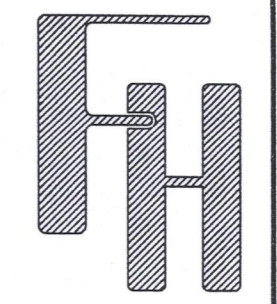


NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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 AND ITS EXTERIOR BOUNDARIES. 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: 8/30/2021
CHAS
CHRISTOPHER A. HODGES P.L.S. 2760



PLAT OF SURVEY
N8598 BELL SCHOOL ROAD
EAST TROY, WISCONSIN

WORK ORDERED BY -
LLOYD SINENI
N8398 BELL SCHOOL ROAD
EAST TROY, WI 53120

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REVISIONS

PROJECT NO. 10510
DATE 08/30/2021
SHEET NO. 1 OF 1

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PA3987-1 DETAIL-2C

418-2799