

# Plat of Survey

of

## Tax Parcels QFR 00002, QFR 00003 & QVD 00061A,

located in the Southwest 1/4 of Section 27, Town 2 North, Range 15 East, Village of Darien, Walworth County, Wisconsin.

### Legal Description

A parcel of land described in a Warranty Deed recorded December 5, 2001 as Document No. 491755 as shown below:

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 27, Town 2 North, Range 15 East, and in Lots 1, 2, 3 and 4 in Block 21 of Frey's Addition, Village of Darien, Walworth County, Wisconsin, described as follows, to-wit: Commencing at a point on the Northeastly line of the Chicago & Madison Road (U.S. Highway 14) 7 rods 16 feet 4 inches Northwestly from the most Westerly corner of Lot 6 Block 21 of said Frey's Addition; thence Northeastly parallel with the Northerly line of Lots 5 and 6 of said block 21, 204.33 feet to the place of beginning; thence Southeastly parallel with the Northeastly line of said U.S. Highway No. 14, 121.83 feet to a point located 10 feet Northwestly of the North line of said Lot 5 and the Northeastly extension thereof, 143.78 feet to the East line of said Lot 4, thence North along the East line of said Lots 3 and 4, 142.16 feet to the Southeast corner of Lot 2 of said Block 21; thence Westerly along the South line of said Lot 2, 110.00 feet; thence Northerly parallel with the East line of said Lots 1 and 2, 142.22 feet to the Southerly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad; thence Southwesterly along the right of way of said railroad 299.16 feet to a point located 204.33 feet Northeast of the Northeast line of said Highway No. 14, thence Southeast parallel with said highway 256.74 feet to the place of beginning.

- and -

All of Part of Lot One (1) and Two (2) in Block Twenty-One (21) Frey's Addition of Darien, Walworth County, Wisconsin, which lies East of a line drawn parallel to the West line of Market Street and 110 feet West thereof, Walworth County, Wisconsin.



Bearings reference a record bearing of N59°10'00"E on the South line of Beloit Street which produces a bearing of N0°09'00"W on the East line of the Southwest 1/4 of Section 27. Said East line recorded as N1°34'02"W in the Wisconsin State Plane Coordinate System, South Zone.

Surveyed for: **John E. Smith Trust**  
112 Eastfield Court #15  
Darien, Wisconsin. 53114

### Note:

This survey is a retracement of the property as previously surveyed and monumented by George T. Dunham on surveys dated September 16, 1954, June 15, 1966 and September 13, 1983.

Railroad Centerline based upon current location of rails on the main line and curve data from railroad maps.  
Radius = 11,459.19' (0°30')  
Degree of Curve = 0°30'00" (0°30')  
Arc = 706.22'  
Chord = 588°34'50"W 706.11'

**Railroad Right of Way**  
(Chicago, Milwaukee, St. Paul & Pacific Railroad)  
(99' Wide)

Tax Parcel  
QVD 00143

Lot 1

Shed

Tax Parcel  
QFR 00003

Lot 2

**Total Area**  
2.087 Acres  
90,896 Sq.Ft.

Tax Parcel  
QFR 00002

Lot 3

Tax Parcel  
QVD 00061A

Lot 2

C. S. M. 2190

Lot 1

Lot 4

**Market Street**  
(66' Wide)

Lot 5

Tax Parcel  
QVD 00062

Tax Parcel  
QVD 00063

Tax Parcel  
QFR 00004

Lot 6

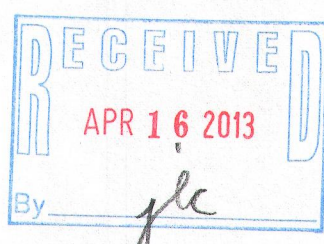
**United States Highway 14**  
(66' Wide)  
(Chicago & Madison Road)

Lot 7

Lot 8

Lot 9

**Beloit Street**  
(66' Wide)



South 1/4 Corner  
Section 27-2-15.  
N. 219,802.49  
E. 2,348,012.70

### Notes:

- This survey plat 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.

Copyright 2012 by Jensen & Olson Land Surveying, LLC.

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, Jensen & Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property and 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 Registered Land Surveyor - 2093

### Legend

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Found Chiseled Cross
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Storm Drain
- Monitoring Well
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Lath Set by Others



**Jensen & Olson Land Surveying, LLC**

45 South Wisconsin Street \* P.O. Box 322 \* Elkhorn, Wisconsin. 53121

Telephone: (262) 723-3434 \* Facsimile: (262) 723-8044

Email: jensen.olson@elknet.net

Scale in Feet

1" = 30'

0' 15' 30' 60' 90'

Survey date: November 14, 2012.

Revisions:

QFR 00003 QVD 00061A  
QFR 00002

001-576