

April 27th, 2020 (Rev. 1-19-21)

# PLAT OF SURVEY

Survey No. 20-5037

LOCATION: 637 CHERRY DRIVE, FONTANA, WI

PREPARED FOR: JOHN MATUSTIK

### LEGAL DESCRIPTION:

LOT 5 OF CLUB UNIQUE, A SUBDIVISION LYING IN LOT 4 IN THE SOUTHEAST 1/4 OF OF FRACTIONAL SECTION 14, TOWNSHIP 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 270235.

CURRENT OWNER: RANDALL W. & NANCY L. SMITH

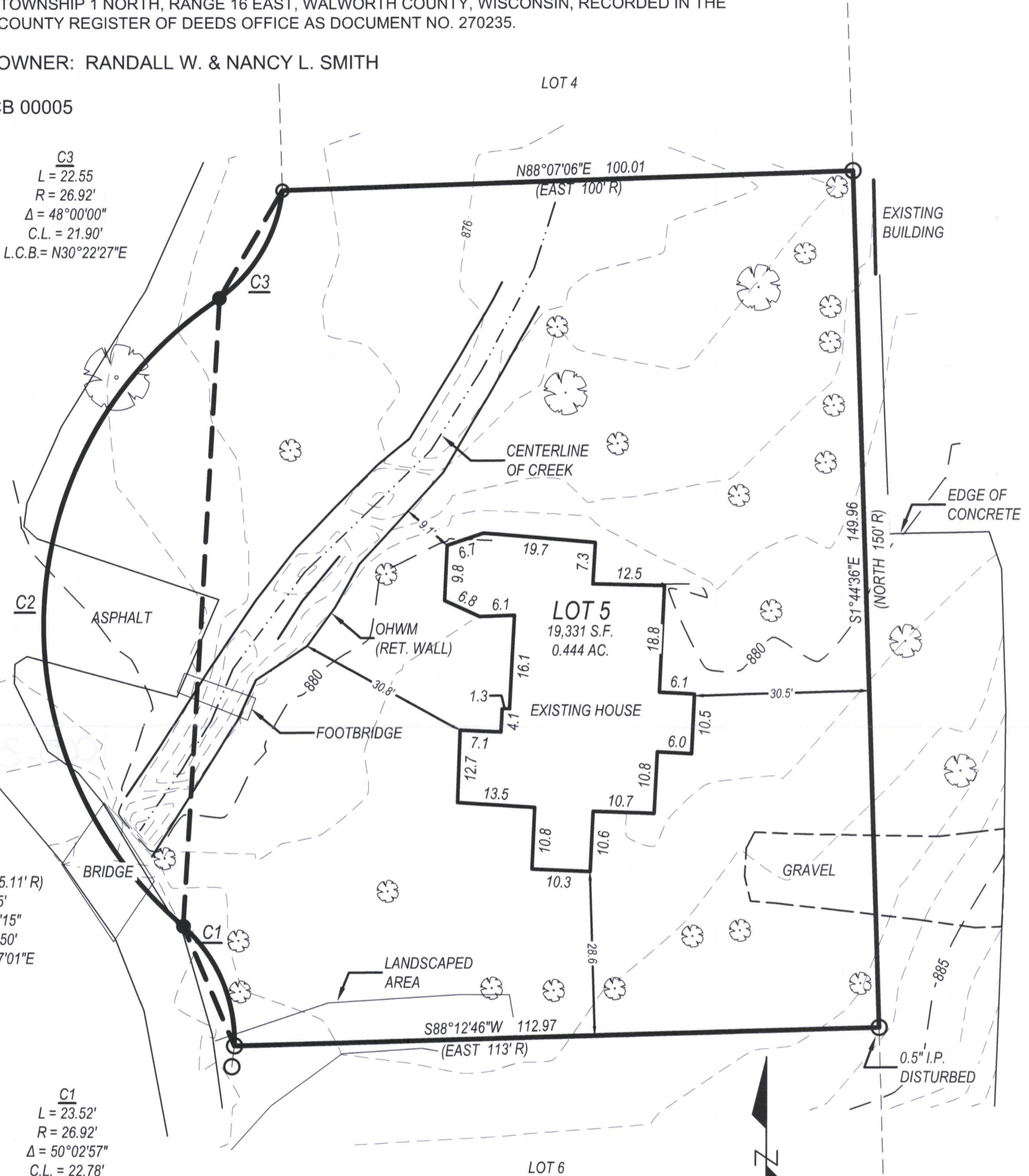
TAX ID: SCB 00005

**C3**  
 L = 22.55  
 R = 26.92'  
 $\Delta = 48^\circ 00' 00''$   
 C.L. = 21.90'  
 L.C.B. = N30°22'27"E

**C2**  
 L = 128.02' (115.11' R)  
 R = 69.15'  
 $\Delta = 106^\circ 04' 15''$   
 C.L. = 110.50'  
 L.C.B. = N3°17'01"E

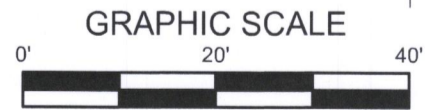
**C1**  
 L = 23.52'  
 R = 26.92'  
 $\Delta = 50^\circ 02' 57''$   
 C.L. = 22.78'  
 L.C.B. = N23°18'55"W

CHERRY DRIVE  
RW VARIES

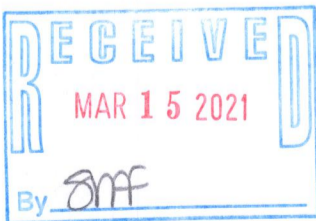


### LEGEND

- FOUND 1" IRON PIPE
- (XX R) RECORDED AS DATA
- SET 3/4" REBAR
- ☼ TREE - DECIDUOUS



BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, (SOUTH ZONE) NAD '27 - GRID NORTH.

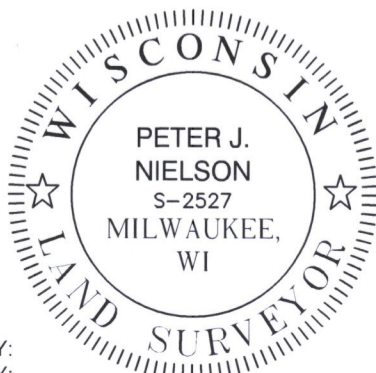


**LYNCH & ASSOCIATES**  
 ENGINEERING CONSULTANTS, LLC

5482 S. WESTRIDGE DRIVE  
 NEW BERLIN, WI 53151  
 (262) 402-5040

440 MILWAUKEE AVENUE  
 BURLINGTON, WI 53185  
 (262) 248-3697

DRAWING BY:  
 FIELD WORK BY:



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

*Peter J. Nielson*

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527