

# LAND-MARK SURVEYING

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LAND-MARKSURVEYING.COM

## LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, SECTION 3,  
TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER,  
WALWORTH COUNTY, WISCONSIN

## LOT 1 OF WALTON'S PINE BLUFF SUBDIVISION

(S 88°32'30" W 312.38')  
S 88°31'24" W 312.43'

(UNPLATTED LANDS)

FD. 1 1/2" IRON PIPE  
S 70°05'33" W 0.81'  
OF CORNER

## PLAT OF SURVEY

(PINE BLUFF SUB.)  
(LOT 7)

60.02'

177.40' (117.36')

75.01'  
(75.00')

MAPLE LANE  
(60' WIDE)

R=138.85' (138.50')  
Δ=40°16'48" (40°24'24")  
L=97.62' (97.67')  
LC=S 19°57'03" E 95.62'  
(S 19°53'21" E 95.66')

LOT 1

20' STORM SEWER  
EASEMENT

10' UTILITY &  
DRAINAGE EASEMENT

(N 48°34'48" E 151.44')  
N 48°34'37" E 151.41'  
115.83' (115.85')

(O.L. 1)

N 00°00'02" E 728.24'  
EAST LINE SE 1/4 SEC. 3-4-15

## LEGEND



FOUND IRON PIPE



FOUND COUNTY MONUMENT



SET IRON ROD, 18" LONG, WEIGHING  
1.5 LBS./LINEAL FT., 3/4" DIA.

(x x)

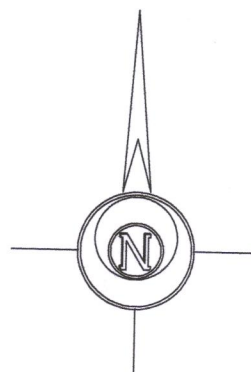
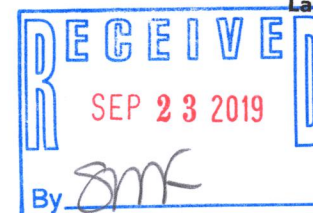
RECORDED AS DIMENSION

SCALE: 1 INCH = 20 FEET

"I hereby certify that the above described property has  
been surveyed by me or 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  
principal 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 date  
hereof."

ORDERED BY:  
Basso Builders Inc.  
405 Skyline Dr.  
Lake Geneva, WI 53147



BASIS OF BEARINGS:  
THE EAST LINE OF THE SE 1/4, SEC. 3, T4N, R15E  
BEING N 00°00'02" E

R=15.00' (15.00')  
Δ=56°46'43" (56°48'11")  
L=14.86' (14.87')  
LC=S 68°28'49" E 14.26'  
(S 68°29'38.5" E 14.27')

R=61.00' (61.00')  
Δ=16°53'18" (16°53'44")  
L=17.98' (17.99')  
LC=S 88°25'31" E 17.92'  
(S 88°28'52" E 17.92')



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DATE: August 2, 2019 JOB NO. 19.803

1/WPB-1