

Plat of Survey

Certified Survey Map No. 404,

recorded in Vol. 2 of Certified Survey Maps of Walworth County on Page 201 and located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin.

Surveyed for: **Tony Citro**
1908 South Maple Avenue
Berwyn, Illinois, 60402



Bearings referenced to the North line of Certified Survey Map No. 404, recorded as West, which is also the North line of the Northeast 1/4 of Section 1-1-15. A rotation of 2°23'01" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

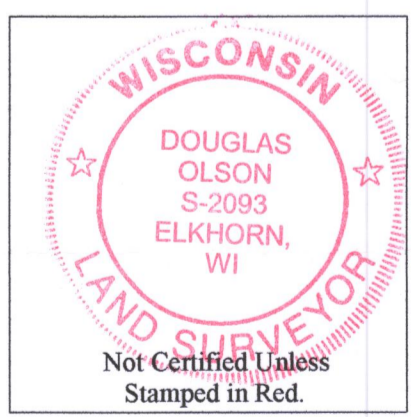
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Legal Description of Proposed Lot Line Adjustment From Road to Lot 1
Part of the Private Road shown on Certified Survey Map No. 404, recorded in Vol. 2 of Certified Survey Maps of Walworth County on Page 201 and located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin, described as follows: Begin at an iron pipe marking the Southwest corner of Lot 1 of said Certified Survey Map No. 404; thence Northwesterly along the arc of a curve to the left (Radius=60.00 feet, Chord bears North 79°53'43" West 47.36 feet) 48.68 feet to an iron pipe; thence Northwesterly along the arc of a curve to the right (Radius=62.00 feet, Chord bears North 10°43'33" West 32.04 feet) 32.41 feet to an iron pipe; thence North 4°15'00" East 50.00 feet to an iron pipe; thence Northeastly along the arc of a curve to the right (Radius=61.15 feet, Chord bears North 24°30'00" East 42.33 feet) 43.22 feet to an iron pipe; thence Northeastly along the arc of a curve to the left (Radius=127.15 feet, Chord bears North 23°06'24" East 53.79 feet) 95.06 feet to an iron pipe on the West line of said Lot 1 of Certified Survey Map No. 404; thence South 1°27'49" West, along said West line, 214.51 feet to the Point of Beginning.
Said parcel contains 0.160 acre (6,965 sq.ft.) of land, more or less.

Legal Description of Proposed Lot Line Adjustment From Lot 3 to Road
Part of Lot 3 of Certified Survey Map No. 404, recorded in Vol. 2 of Certified Survey Maps of Walworth County on Page 201 and located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin, described as follows: Commencing at an iron pipe marking the Northwest corner of said Lot 3; thence North 89°58'11" East, along the North line of said Lot 3, 102.08 feet to an iron pipe and the Point of Beginning; thence continue North 89°58'11" East, along said North line of Lot 3, 47.78 feet to the Northeast corner of said Lot 3; thence Southwesterly along the Westerly line of a Private Road and the arc of a curve to the left (Radius=60.00 feet, Chord bears South 31°57'13" West 50.02 feet) 51.60 feet to an iron pipe; thence Northwesterly along the arc of a curve to the right (Radius=128.00 feet, Chord bears North 26°40'31" West 47.47 feet) 47.75 feet to the Point of Beginning.
Said parcel contains 0.021 acre (900 sq.ft.) of land, more or less.

Legal Description of Proposed Lot Line Adjustment From Lot 4 to Road
Part of Lot 4 of Certified Survey Map No. 404, recorded in Vol. 2 of Certified Survey Maps of Walworth County on Page 201 and located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin, described as follows: Begin at an iron pipe marking the Southeast corner of said Lot 4; thence South 89°58'11" West, along the South line of said Lot 4, 47.78 feet to an iron pipe; thence Northwesterly along the arc of a curve to the right (Radius=128.00 feet, Chord bears North 5°52'10" West 44.98 feet) 45.21 feet to an iron pipe; thence North 4°15'00" East 50.00 feet to an iron pipe; thence Northeastly along the arc of a curve to the right (Radius=127.15 feet, Chord bears North 24°30'00" East 88.02 feet) 89.88 feet to an iron pipe; thence Northeastly along the arc of a curve to the left (Radius=61.15 feet, Chord bears North 23°06'24" East 45.11 feet) 46.20 feet to an iron pipe on the East line of said Lot 4 of Certified Survey Map No. 404; thence South 1°27'49" West, along said East line, 216.23 feet to the Point of Beginning.
Said parcel contains 0.191 acre (8,325 sq.ft.) of land, more or less.

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).



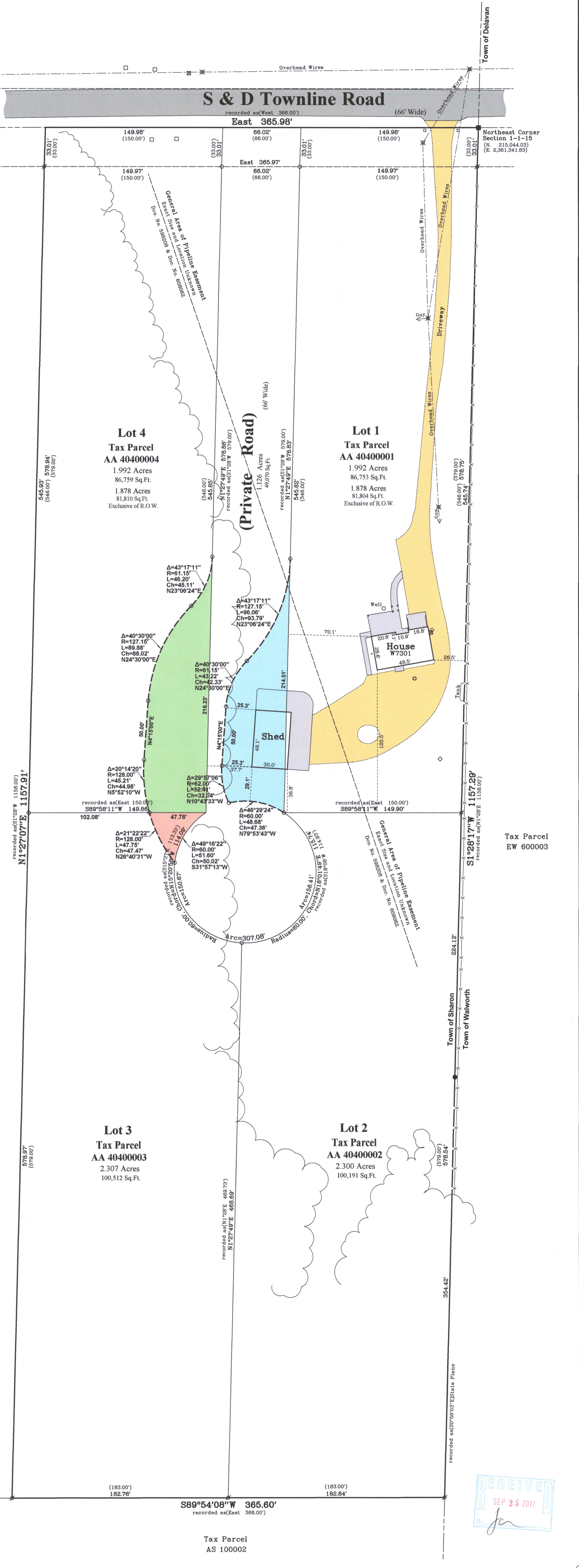
- Notes:**
- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
 - 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
 - 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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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, Olson Land Surveying, LLC.

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 knowledge and belief.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



North 1/4 Corner
Section 1-1-15
(N 214,932.00)
(E 2,358,869.87)

recorded as (N87°38'59"E 2874.30') State Plane
East 2874.25'

Town of Darien
Town of Sharon

S & D Townline Road

recorded as (West 366.00')
East 365.98'

Town of Delavan

Northeast Corner
Section 1-1-15
(N 215,044.03)
(E 2,361,341.83)

Tax Parcel
AS 100001A

Tax Parcel
EW 600003

Lot 3
Tax Parcel
AA 40400003
2.307 Acres
100,512 Sq.Ft.

Lot 2
Tax Parcel
AA 40400002
2.300 Acres
100,512 Sq.Ft.

Lot 4
Tax Parcel
AA 40400004
1.992 Acres
86,759 Sq.Ft.
1.878 Acres
81,810 Sq.Ft.
Exclusive of R.O.W.

Lot 1
Tax Parcel
AA 40400001
1.992 Acres
86,753 Sq.Ft.
1.878 Acres
81,804 Sq.Ft.
Exclusive of R.O.W.

(Private Road)
1.126 Acres
49,070 Sq.Ft.

recorded as (East 366.00')
S89°54'08"W 365.60'

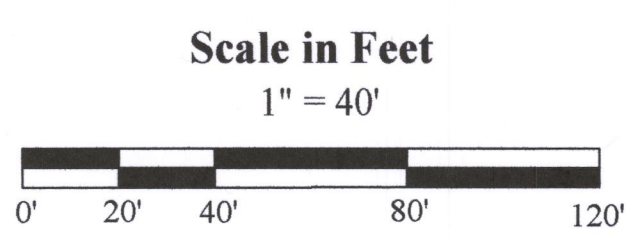
Tax Parcel
AS 1000002

2017.07.00
Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2017.070

Legend of Symbols & Abbreviations	
Found County Section Corner	N North
Found Iron Pipe	S South
Set Iron Pipe, 1" dia.	E East
Recorded Information	W West
Utility Pole	In Bearings
Utility Pedestal	° Degrees
Septic Vent	' Feet
Asphalt Surface	" Inches
Concrete Surface	No. Number
Gravel Surface	NW Northwest
Brick Pavers	NE Northeast
	SW Southwest
	SE Southeast
	Di. Diameter



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Survey date: June 7, 2017.
Revisions: No. 1 - Proposed Lot Line Adjustments
AA404-1
AA404-2
AA404-3
AA404-4
115-449