

Plat of Survey

Tax Parcels AAG 00011, AAG 00011A & AAG 00011B,

located in the Northeast 1/4 of the Northwest 1/4 of Section 6, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin.

Legal Description
 Lands described in a Quit Claim Deed recorded February 13, 2019 as Document No. 982609 as shown below:

Part of Block 6, except Lots 4, 5, 6 and the E 1/2 of Lot 7 and all of Block 7 of the Original Plat of the Village of Allen's Grove, situated in the NE 1/4 of the N. W. 1/4 of Section 6, T. 1 N., R. 15 E., of the 4th P.M., being in the Town of Sharon, Walworth County, Wisconsin, and more particularly described as follows: Beginning at an iron pipe monument 33 feet West of the N. & S. 1/4 line and 339.24 feet south of the north line of said section 6; running thence S. 86° 46' W. along the north line of said block six, 204.26 feet to an iron pipe monument; thence S. 3° 36' E. along the west line of lot 3 in block 6 165 feet to an iron pipe monument; thence S. 86° 46' W. along the center of the alley in said block, 238.1 feet to an iron pipe monument; thence N. 3° 44' W. along the center line of lot 7 in said block 6, 165 feet to an iron pipe monument; thence S. 86° 46' S. along the North line of said block six 203.22 feet to an iron pipe monument; thence S. 3° 50' E. along the west boundary line of said Allen's Grove, 780.3 feet to an iron pipe monument 33 feet northerly from the center line of the present concrete pavement on State Trunk Highway No. 15; thence N. 66° 03' E. along the Northerly 33 foot line of said highway 719 feet to an iron pipe monument; thence N. 3° 30' E. along the East line of block seven and six 538.46 feet to the place of beginning. All that part of the E 1/2 of the N. W. 1/4 of Section 6, T. 1 N., R. 15 E., of the 4th P.M., described as follows: Beginning at an iron pipe monument on the center line of the present concrete pavement on State Trunk Highway No. 15; thence N. 66° 03' E. along the Northerly 33 foot line of said highway 719 feet to an iron pipe monument; thence N. 3° 30' E. along the East line of block seven and six 538.46 feet to the place of beginning. E. 1/2 of the N. W. 1/4 of Section 6, T. 1 N., R. 15 E., of the 4th P.M., described as follows: Beginning at an iron pipe monument on the center line of the present concrete pavement on State Trunk Highway No. 15; thence N. 66° 03' E. along the Northerly 33 foot line of said highway 719 feet to an iron pipe monument; thence N. 3° 30' E. along the East line of block seven and six 538.46 feet to the place of beginning. All that part of the E 1/2 of the N. W. 1/4 of Section 6, T. 1 N., R. 15 E., of the 4th P.M., described as follows: Beginning at an iron pipe monument on the center line of the present concrete pavement on State Trunk Highway No. 15; thence N. 66° 03' E. along the Northerly 33 foot line of said highway 719 feet to an iron pipe monument; thence N. 3° 30' E. along the East line of block seven and six 538.46 feet to the place of beginning.

EXCEPTING THEREFROM Lot 3 and the West 46.08' of Lot 2 in said Block 6, Original Plat of Allen's Grove.

EXCEPTING THEREFROM part of Lot 2 and part of the vacated alley, Block 6, Original Plat of the Village of Allen's Grove, located in the NE 1/4 of Section 6, T. 1 N., R. 15 E., of the 4th P.M., Town of Sharon, Walworth County, Wisconsin. Described as follows: Beginning at an iron pin at the SW corner of Lot 3 of said Block 6; thence N89°45'48"E along the South line of said Lot 3 and said Lot 2 of said Block, 88.11 feet to an iron pin and on the East line of the West 20 feet of said Lot 2; thence N0°29'49"W along said East line 154.62 feet to an iron pin on the North line of said Lot 2; thence East along said North line 31.18 feet to an iron pin; thence S1°54'11"W 104.63 feet to an iron pin; thence S89°55'48"W 114.18 feet to an iron pin on the Southerly extension of the West line of said Lot 3; thence N0°31'58"W along said extended line, 10.0 feet to the place of beginning.

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Legend of Symbols & Abbreviations
 Found County Section Corner
 Found from Plat
 Recorded Information
 Utility Pole
 Concrete Cover
 Asphalt Surface
 Concrete Surface
 Brick Pavers

Notes
 A) A concrete monument was set to mark this section corner in November of 1984. The monument was moved 1.81' South onto the township line in December of 1995. Record dimensions shown on surveys done between 1984 and 1995 are different than dimensions measured to the current monument location.
 B) There are some deeds and prior surveys that refer to the Alley in Block 6 as vacated. The Walworth County GIS appears to show the Alleys in both Block 6 & Block 7 as vacated. We were unable to verify with recorded docs.
 C) Allen Street and John Street are currently in the process of being vacated.
 D) The centerline of Tremaine Road was established by retracing its location as shown on 4 prior surveys of record. This line has also been recorded as the East line of the Northwest 1/4 of the Northwest 1/4 of Section 6-1-15. That was not verified.

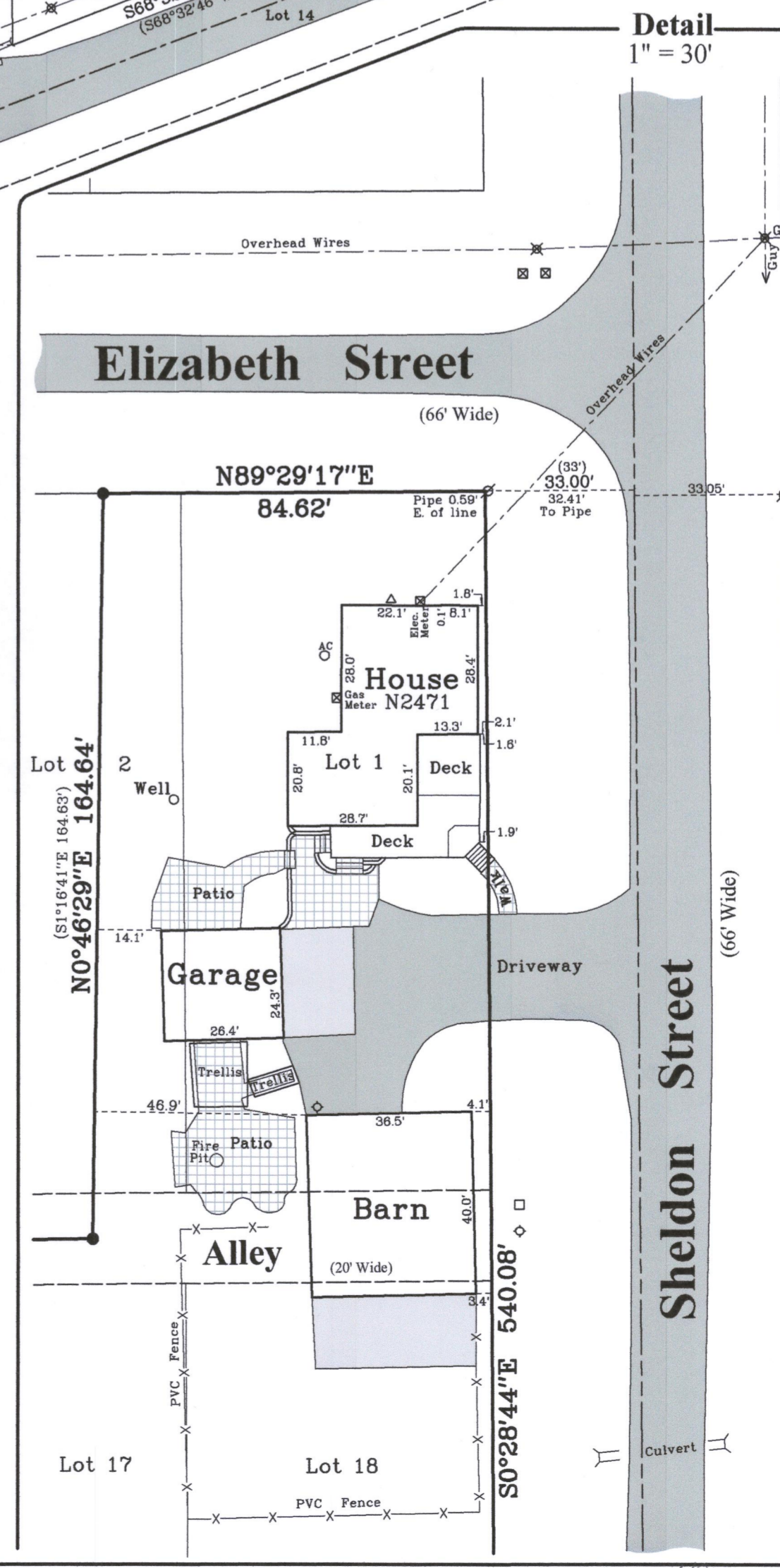
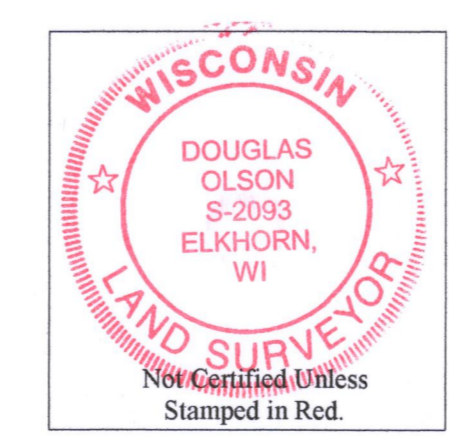
Notes
 1) This Plat of Survey is not certified unless signed and sealed in red ink.
 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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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 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.

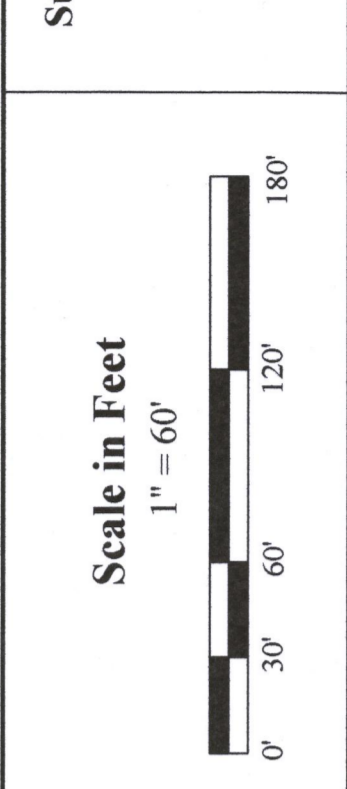
Douglas G. Olson
 Wisconsin Professional Land Surveyor - 2093



AAG-11 AAG-11A AAG-11B



Survey date: October 8, 2020.
 Revisions: No. 1 - Parcels after Vacation



Scale in Feet
 1" = 60'

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Sheet 1 of 1 Sheets
 Job Reference Number: 2020.099
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