Plat of Survey

of

Lot 1 of Certified Survey Map No. 5174,

recorded September 18, 2024 as Document Number 1100442 and located in the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin.

Surveyed for: **Keith Rithamel**
W8229 Town Hall Road
Sharon, Wisconsin. 53505

Bearings referenced to the North line of the Southwest 1/4 of Section 12-1-15, recorded as N86°59'40"E in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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

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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.

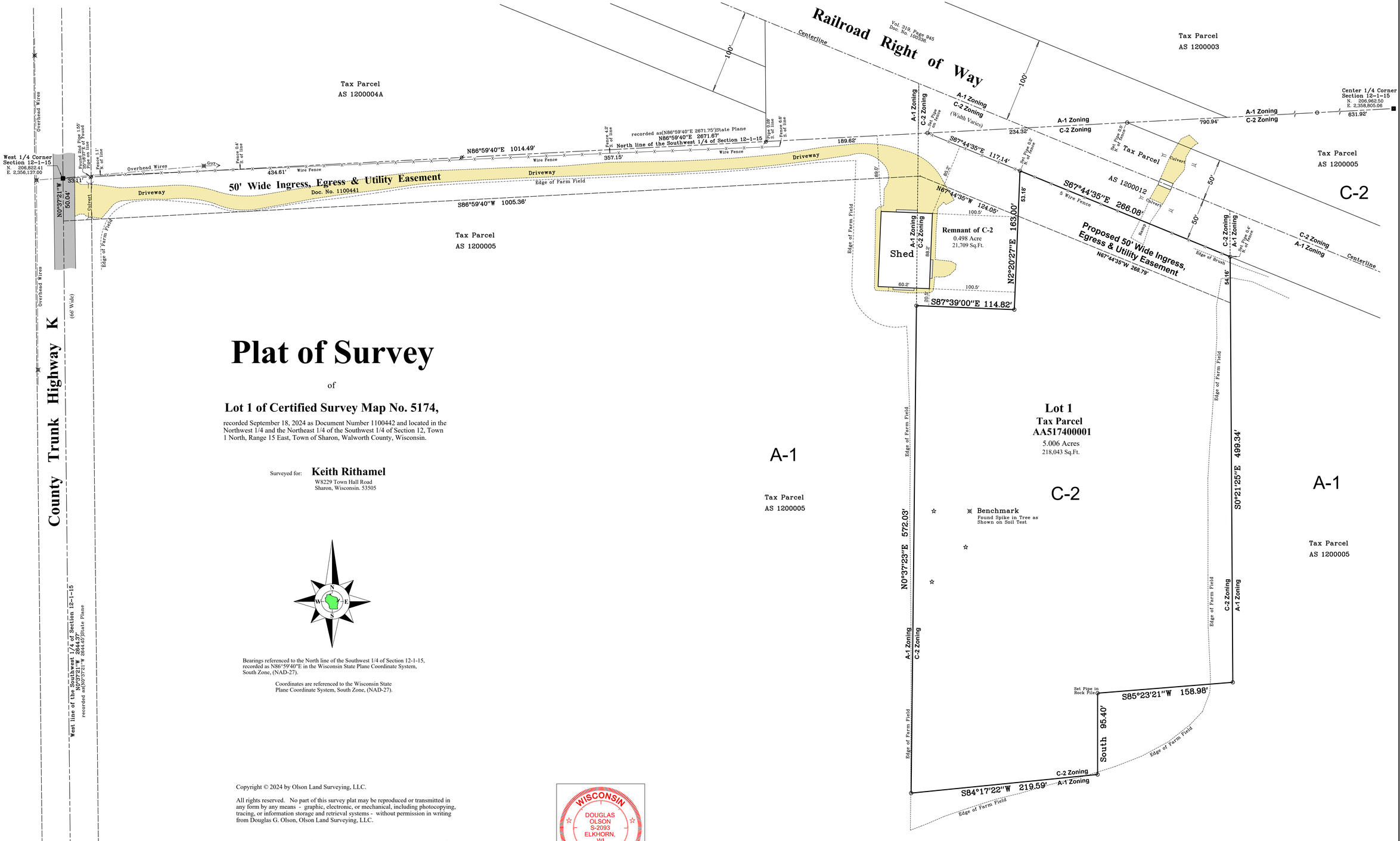
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR
Not Certified Unless Stamped in Red.

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.



Southwest Corner
Section 12-1-15
N. 204,178.13
E. 2,356,165.73

Description of Proposed 50' Wide Ingress, Egress & Utility Easement

A 50' Wide Ingress, Egress & Utility Easement on a portion of Lot 1 of Certified Survey Map No. 5174, recorded September 18, 2024 as Document Number 1100442 and located in the Northwest 1/4 of the Southwest 1/4 of Section 12, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 12; thence North 86°59'40" East, along the North line of said Southwest 1/4 of Section 12, 1014.49 feet to an iron pipe on the Southerly line of a railroad right of way; thence South 67°44'35" East, along said Southerly line, 117.14 feet to an iron pipe and the Point of Beginning; thence continue South 67°44'35" East, along said Southerly line, 266.08 feet to an iron pipe; thence South 0°21'25" East 54.16 feet; thence North 67°44'35" West 268.79 feet; thence North 2°20'27" East 53.18 feet to the Point of Beginning.

Survey date: April 11, 2024.
Revisions: No. 1 – Proposed Lot 1 & Easement
No. 2 – Edge of Farm Field
Proposed Easement
No. 3 – Bearings, approx. Extension
Benchmark
Soil Borings
No. 4 – Recorded CSM & Easement

Scale in Feet
1" = 50'
0' 25' 50' 100' 150'

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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations

Found County Section Corner
Found Iron Pipe
Found Iron Rod
Set Iron Pipe, 1 dia. 18" long unless noted
Power Pole
Utility Pole
Light Standard
Concrete Cover
Asphalt Surface
Concrete Surface
Gravel Surface
Brick Pavers

N North
S South
E East
W West
Bng Bearing
In. Inches
Min Minutes
Sec Seconds
Dia. Diameter
NW Northwest
NE Northeast
SW Southwest
SE Southeast

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2024.037

2024.037