

Plat of Survey

of Lot 1 of Certified Survey Map No. 1675,

recorded March 25, 1988 in Vol. 8 of Certified Survey Maps of Walworth County on Page 41 as Document Number 160028 and located in the Southeast 1/4 of the Southwest 1/4 of Section 15, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin.

Excepting Therefrom,

Lands described in a Quit Claim Deed recorded March 26, 2024 as Document No. 1092509 as shown below:

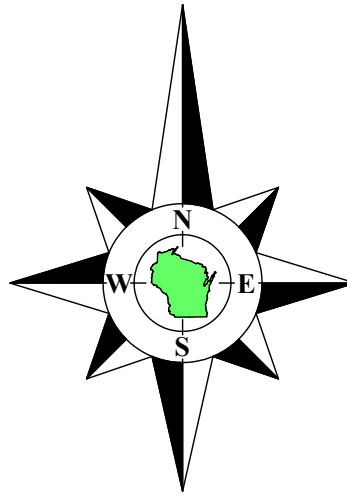
Part of Lot 1 of Certified Survey Map No. 1675, recorded March 25, 1988 in Vol. 8 of Certified Survey Maps of Walworth County on Page 41 as Document Number 160028 and located in the Southeast 1/4 of the Southwest 1/4 of Section 15, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: Commence at the South 1/4 corner of said Section 15; thence South 87°03'20" West, along the South line of said Lot 1, 1313.03 feet to an iron pipe at the Southwest corner of said Lot 1; thence North 1°20'19" West, along the West line of said Lot 1, 370.82 feet to an iron pipe and the Point of Beginning; thence continue North 1°20'19" West, along said West line, 385.81 feet to an iron rod at the Northwest corner of said Lot 1; thence North 86°50'26" East, along the North line of said Lot 1, 177.57 feet to an iron rod at a Northeast corner of said Lot 1; thence South 3°12'31" East, along an East line of said Lot 1, 385.47 feet to an iron rod; thence South 86°47'49" West 190.16 feet to the Point of Beginning.

Surveyed for: **R&R Ventures**

P.O. Box 628
Darien, Wisconsin. 53114

Lot 1
C.S.M. 1652

Lot 1
C.S.M. 1652



Bearings referenced to the South line of the Southwest 1/4 of Section 15-2-15, recorded as N87°03'20"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).

Survey date: March 16, 2024.
Revisions: No. 1 - Proposed Lot 1, Egress & Utility Elimination.
No. 2 - Proposed 50' Wide Ingress, Egress & Utility Elimination.
No. 3 - Proposed 50' Wide Ingress, Egress & Utility Elimination.
Location of Proposed Easement

Scale in Feet
1" = 50'



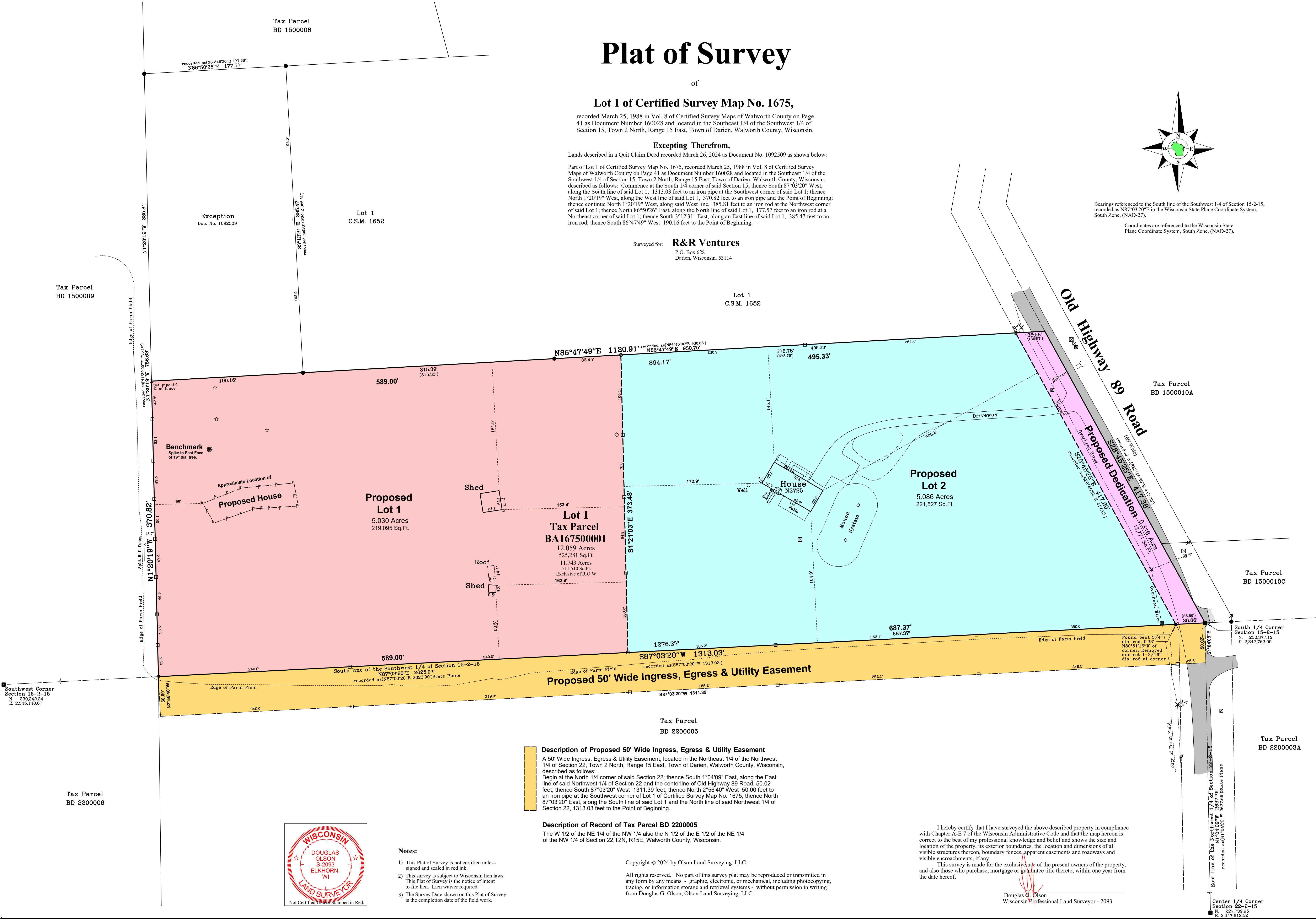
45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin, 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend
North Arrow
Section Corner
Found Iron Rod
Found Iron Pipe
Recorded Information
Utility Box or Pedestal
Concrete Cover
Asphalt Surface
Gravel Surface
Brick Pavers
Set Iron Rod, 1-3/4" dia.
Set Iron Pipe, 1-3/4" dia.
Recorded Information
Utility Box or Pedestal
Concrete Cover
Asphalt Surface
Gravel Surface
Brick Pavers
Set Iron Rod, 1-3/4" dia.
Set Iron Pipe, 1-3/4" dia.
Recorded Information
Utility Box or Pedestal
Concrete Cover
Asphalt Surface
Gravel Surface
Brick Pavers

Sheet 1 of 1 Sheets
Job Reference Number
2024.010

2024.010



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

A 50' Wide Ingress, Egress & Utility Easement, located in the Northeast 1/4 of the Northwest 1/4 of Section 22, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows:
Begin at the North 1/4 corner of said Section 22; thence South 1°04'09" East, along the East line of said Northwest 1/4 of Section 22 and the centerline of Old Highway 89 Road, 50.02 feet; thence South 87°03'20" West, 1311.39 feet; thence North 2°56'40" West, 50.00 feet to an iron pipe at the Southwest corner of Lot 1 of Certified Survey Map No. 1675; thence North 87°03'20" East, along the South line of said Lot 1 and the North line of said Northwest 1/4 of Section 22, 1313.03 feet to the Point of Beginning.

Description of Record of Tax Parcel BD 2200005

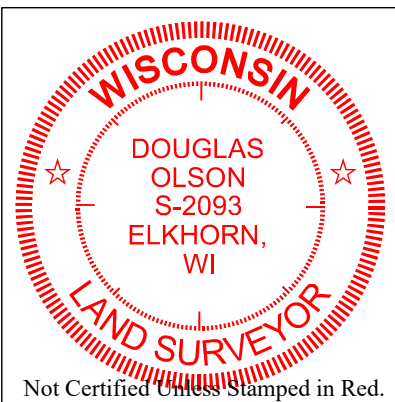
The W 1/2 of the NE 1/4 of the NW 1/4 also the N 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of Section 22, T2N, R15E, Walworth County, Wisconsin.

Copyright © 2024 by Olson Land Surveying, LLC.

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 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



Notes:

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