Plat of Survey

of

Lots 1, 2, & 3 of Certified Survey Map No. 5123,

recorded October 18, 2023 as Document Number 1086029 and located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 3, Town 2 North, Range 18 East, Town of Lyons, Walworth County, Wisconsin.

and

Outlot 1 of Certified Survey Map No. 2440,

recorded in Volume 12 of Certified Survey Maps on page 99 as Document Number 284746 and located in the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 3, Town 2 North, Range 18 East, Town of Lyons, Walworth County, Wisconsin.

Surveyed for: **Sunset Investment Holdings, LLC**

P.O. Box 307
Lyons, Wisconsin. 53148

Survey date: January 23, 2023.
Revisions: No. 1 – Existing Zoning
No. 2 A – Proposed Rezones
No. 2 B – Proposed Parcels
No. 3 – Septic Mound Path & Recorded CSM

Scale in Feet
1" = 100'
0' 50' 100' 200' 300'

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

Bearings referenced to the South line of the Northwest 1/4 of Section 3-2-18, recorded as N88°47'42"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).

Northwest Corner Section 3–2–18 (N. 248,220.09) (E. 2,439,824.00)
Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 3–2–18 by mathematical subdivision of the quarter section.
North line of the Southwest 1/4 of the Northwest 1/4 of Section 3–2–18 by mathematical subdivision of the quarter section.
N88°47'59"E 1310.93'
North line of the Southwest 1/4 of the Northwest 1/4 of Section 3–2–18 as found to be monumented with Iron Pipe which agree with Wire Fence.
Area of Questionable Ownership
Lot 2 C.S.M. 2925
North 1/4 Corner Section 3–2–18 (N. 248,239.00) (E. 2,442,451.17)
Found Iron Pipe next to Wood Fence Corner Post, Origin Unknown, is 0.67' E. of corner. Edge of farm field is 1.5' W. & 2.7' N.
Wire Fence
Fence 0.3' N. of line, Field 1.0' N.
Fence 0.1' E. of line, Field 2.8' W.
recorded as(4.00 chains or 2706.00')Gov. Survey
recorded as(N1°08'57"W 2765.90')State Plane
N1°08'19"W 2762.53'
West line of the Northwest 1/4 of Section 3–2–18
Intermittent remnants of Wire Fence along Line
Tax Parcel NLY 400001
recorded as(1347.89)Degen Survey 1972
recorded as(20.00 chains or 1320.00')Gov. Survey
1347.58' by mathematical subdivision of the quarter section
N1°08'19"W 1327.01'
A-1 Zoning
C-2 Zoning
A-1 Zoning
C-2 Zoning
Tax Parcel NLY 300006
Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 3–2–18 by mathematical subdivision of the quarter section.
Detail
Iron Pipe set at the Northwest corner of Tax Parcel NLY 300003A on the Northeast 1/4 on Degen Survey 1972.
Northwest corner of Tax Parcel NLY 300003A as surveyed by Robert J. Weisel 01/17/2000, 08/10/2016 &01/12/2023.
Found Iron Pipe next to Wood Fence Corner Post, Origin Unknown.
Wire Fence
Fence 0.3' N. of line, Field 0.6' N.
Tax Parcel NLY 300003A
Surveyed by John F. Degen March 18, 1972.
Surveyed by Robert J. Weisel December 22, 1999, January 17, 2000, August 10, 2016 & January 12, 2023.
S1°15'01"E 1326.91'
Detail 1
1" = 40'
Pergola
Pool
Patio
Pergola
Sheds
Well
House No. 1260
Driveway
Detail 2
1" = 40'
Shed
House No. 1210
Deck
Well
Gas Meter
Driveway
N16°22'42"W 154.02'
(N16°25'47"W 154.08')
Arc=114.36'
Lot 1
Tax Parcel
NA512300001
61.178 Acres
2,664,903 Sq.Ft.
A-1 Zoning: 11.896 Acres
A-2 Zoning: 21.046 Acres
C-2 Zoning: 28.078 Acres
C-4 Zoning: 0.158 Acre
Area of Questionable Ownership
West line of Tax Parcel NLY 300003A as surveyed by Robert J. Weisel December 22, 1999.
West line of Tax Parcel NLY 300003A as surveyed by Robert J. Weisel 01/17/2000, 08/10/2016 &01/12/2023.
Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 3–2–18 by mathematical subdivision of the quarter section.
Southwest corner of Tax Parcel NLY 300003A as surveyed by Robert J. Weisel 01/17/2000, 08/10/2016 &01/12/2023.
recorded as(N89°40'E 2310.54')
N88°47'42"E 2319.63' From Section Corner to centerline of North Road
Tax Parcel NLY 300003A
N88°47'42"E 956.41'
recorded as(N88°47'42"E 2616.58')State Plane
N88°47'42"E 2616.68'
South line of the Northwest 1/4 of Section 3–2–18.
West 1/4 Corner Section 3–2–18 (N. 245,457.82) (E. 2,439,879.35)
1275.80'
1313.51'
C-2 Zoning
A-2 Zoning
Sheds
Hanger
Hanger
Elec. Meter
Gas Meter
Driveway
S88°47'51"W 344.62'
Set Lath 10–17–23
Pond
Grass Runway
S66°40'00"W 561.70'
483.88'
A-2 Zoning
C-2 Zoning
N65°12'25"E 163.93'
C-2 77.82'
A-2 95.47'
S1°00'49"E
100' Rearyard Setback
20' Sideyard Setback
C-2 Zoning
M-1 Zoning
N88°56'17"E 216.00'
Septic Easement For Lot 2
Mound System
Set Lath 10–17–23
75.0'
300' Lot Width
Lot 3
Tax Parcel
NA512300003
5.011 Acres
218,289 Sq.Ft.
Zoning: C-2
Lot 2
C.S.M. 3763
S1°00'19"E 762.91'
recorded as(S1°00'17"E 762.88')
See Detail 1
Shed
House
Well
Pool
Lot 2
Tax Parcel
NA512300002
5.114 Acres
222,753 Sq.Ft.
Zoning: C-2
recorded as(S1°00'17"E 650.00')
N1°00'49"W 550.04'
484.01'
S1°00'49"E 483.99'
Driveway
277.0'
Note
There shall be no access between Lot 2 of C.S.M. 3763 and Outlot 1 of Certified Survey Map No. 2440 per Doc. No. 1058839.
North Road (66' Wide)
N4°25'00"E 590.07'
Overhead Wires
S4°25'00"W 66.50'
(S4°24'47"W 66.50')
recorded as(N88°56'56"E 335.59')
N88°56'08"E 335.44'
260.95'
246.88'
438.00'
N88°56'08"E 1034.38'
(N88°56'56"E 1034.35')
994.94'
1028.09'
1001.23'
1,565 Acres
68,178 Sq.Ft.
1,515 Acres
65,983 Sq.Ft.
Exclusive of R.O.W.
Zoned C-2
Access Easement for Lot 3 per Doc. No. 1084549.
Access Easement for Lot 2 per Doc. No. 287169
Note as shown on C.S.M. 5123
There shall be no access between Lot 1 and Outlot 1 of Certified Survey Map No. 2440.
Outlot 1 C.S.M. 2440
Tax Parcel NA244000004
Guy
Overhead Wires
Lot 1 C.S.M. 2995
Lot 1 C.S.M. 779
Tax Parcel NLY 400007
N1°10'10"W 887.25'
recorded as(N1°10'23"W 2638.95')State Plane
N1°10'10"W 2639.08'
West line of the Southwest 1/4 of Section 3–2–18
Southwest Corner Section 3–2–18 (N. 242,819.52) (E. 2,439,933.42)
Found Pipe is 0.44' W. of corner.
Strohm's Subdivision
Lot 3
Lot 2
Lot 1
Outlot 2
268.39'
122.72'
815.46'
339.89'
390.59'
A-2 Zoning
A-4 Zoning
R-1 Zoning
A-2 Zoning
C-2 Zoning
M-1 Zoning
S88°56'42"W 1843.55'
recorded as(S88°56'56"W 1843.53')
33.75'
66.00'
(66.00')
Center 1/4 Corner Section 3–2–18 (N. 245,512.85) (E. 2,442,495.28)
297.05'
East line of the Southwest 1/4 of Section 3–2–18
recorded as(N0°55'37"W 2728.46')State Plane
N0°55'08"W 2655.98'
recorded as(N0°55'37"W 2728.58')State Plane
N0°55'08"W 2728.46'
East line of the Northwest 1/4 of Section 3–2–18.
South 1/4 Corner Section 3–2–18 (N. 242,857.27) (E. 2,442,537.87)
S65°44'03"W 197.74'
Arc=117.11'
Radius=445.74'
Arc=117.11'
Chord=116.77'
S57°04'10"W
Radius=201.58'
Arc=114.36'
Chord=112.83'
S49°10'39"W
Overhead Wires
Shed
Boulders
Gas Meter
Set Lath 10–17–23
Set Lath 10–17–23
Set Lath 10–17–23