

NOTE: THIS SURVEY WAS ORIGINALLY CONDUCTED AND MAP SUBSEQUENTLY DRAWN FOR LOT LINE ADJUSTMENT PURPOSES. SINCE THE ORIGINAL SURVEY, THE LOT LINE ADJUSTMENTS WERE FINALIZED AND THE GARAGE FOUNDATION AS DEPICTED HEREON HAS BEEN ERECTED. THIS UPDATED SURVEY IS INTENDED TO SHOW THE AS-BUILT LOCATION OF SAID GARAGE FOUNDATION. ALL OTHER PROPERTY DETAILS ARE FROM THE ORIGINAL SURVEY WORK AND WERE NOT RE-VERIFIED AS PART OF THIS UPDATED SURVEY.

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THESE PROPERTIES.

PLAT OF SURVEY

-OF-

ALL THAT PART OF LOT NO. 13, BLOCK "C" OF CRYSTAL BOWL SUBDIVISION IN RICHMOND TOWNSHIP, WALWORTH COUNTY, WISCONSIN, WHICH WILL HEREAFTER BE KNOWN AS LOT NO. 13.2, BLOCK "C" AND IS DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON MONUMENT ON THE SOUTH LINE OF SAID LOT 57.98 FEET NORTH 75°28' EAST (MAGNETIC 12-7-49) OF THE SOUTHWEST CORNER OF LOT 13, RUNNING THENCE NORTH 14°32' WEST 82.4 FEET TO AN IRON MONUMENT; THENCE NORTH 77°30' EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 53.0 FEET TO AN IRON MONUMENT; THENCE SOUTH 14°32' EAST 80.52 FEET TO AN IRON PIPE MONUMENT ON THE SOUTH LINE OF SAID LOT; THENCE SOUTH 75°28' WEST 53.0 FEET TO THE PLACE OF BEGINNING. ALSO A PERPETUAL EASEMENT FOR INGRESS OVER THE DRIVEWAY NORTH OF AND ADJACENT TO SAID LOT, AND INCLUDING ALL RECREATIONAL PRIVILEGES ON AND THROUGH LOTS NO. 1.5 AND NO. 13.3 OF BLOCK "C" IN TURTLE LAKE.

-ALSO-

A PARCEL OF LAND BEING PART OF LOT 13 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RICHMOND, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" DIAMETER FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY 25.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 715.00 FEET, CENTRAL ANGLE OF 02°01'00" AND WHOSE LONG CHORD BEARS SOUTH 03°47'33" EAST 25.16 FEET TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE SOUTH 77°32'03" WEST 120.42 FEET (RECORDED AS SOUTH 77°30' WEST 120.37 FEET) TO A 5/8" DIAMETER FOUND IRON ROD; THENCE SOUTH 14°33'00" EAST 82.30 FEET (RECORDED AS SOUTH 14°32' EAST 82.4 FEET) TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 75°35'45" WEST (RECORDED AS SOUTH 75°28' WEST), ALONG SAID SOUTH LINE, 74.06 FEET TO A 1" DIAMETER SET IRON ROD; THENCE CONTINUE SOUTH 75°35'45" WEST (RECORDED AS SOUTH 75°28' WEST), ALONG SAID SOUTH LINE, 3 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF TURTLE LAKE; THENCE NORTHWESTERLY, ALONG SAID ORDINARY HIGH WATER MARK, 56.5 FEET, MORE OR LESS; THENCE NORTH 55°53'39" EAST 4.7 FEET, MORE OR LESS, TO A 1" DIAMETER SET IRON ROD; THENCE CONTINUE NORTH 55°53'39" EAST 73.69 FEET; THENCE NORTH 12°28'59" WEST 12.40 FEET; THENCE NORTH 77°31'01" EAST 69.08 FEET; THENCE NORTH 12°28'59" WEST 12.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE NORTH 77°30'00" EAST, ALONG THE NORTH LINE OF SAID LOT 13, 64.10 FEET TO THE PLACE OF BEGINNING. CONTAINING 8,038 SQUARE FEET OF LAND, MORE OR LESS.

SURVEY FOR: MARK AND KIM ALBA
SURVEY ADDRESS: N6521 ANDERSON DRIVE, DELAVAN, WI 53115



Thomas L. Satter

THOMAS L. SATTER

S-2850

THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

JUNE 1, 2021
DATE

111812d2
JOB NUMBER

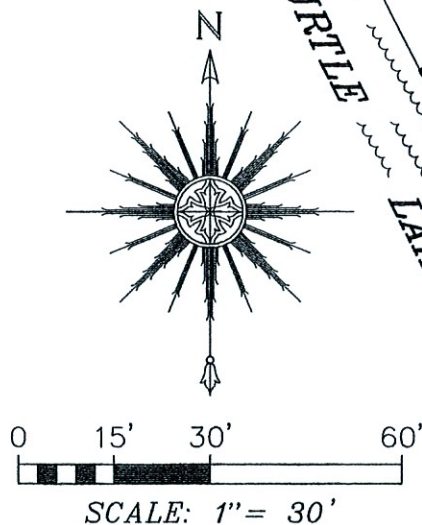
LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- () RECORDED AS

BEARINGS HEREON RELATE TO THE NORTH LINE OF LOT 13 IN BLOCK "C" OF CRYSTAL BOWL SUBDIVISION. ASSUMED BEARING OF NORTH 77°30'00" EAST TO ORIENTATE WITH PREVIOUS SURVEYS AND DEEDS OF RECORD.

RADIUS = 715.00'
CENTRAL ANGLE = 02°01'00"
CHORD = 25.16'
CHORD BEARING = S03°47'33"E

ANDERSON DRIVE
(40' WIDE)



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"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."