

PLAT OF SURVEY

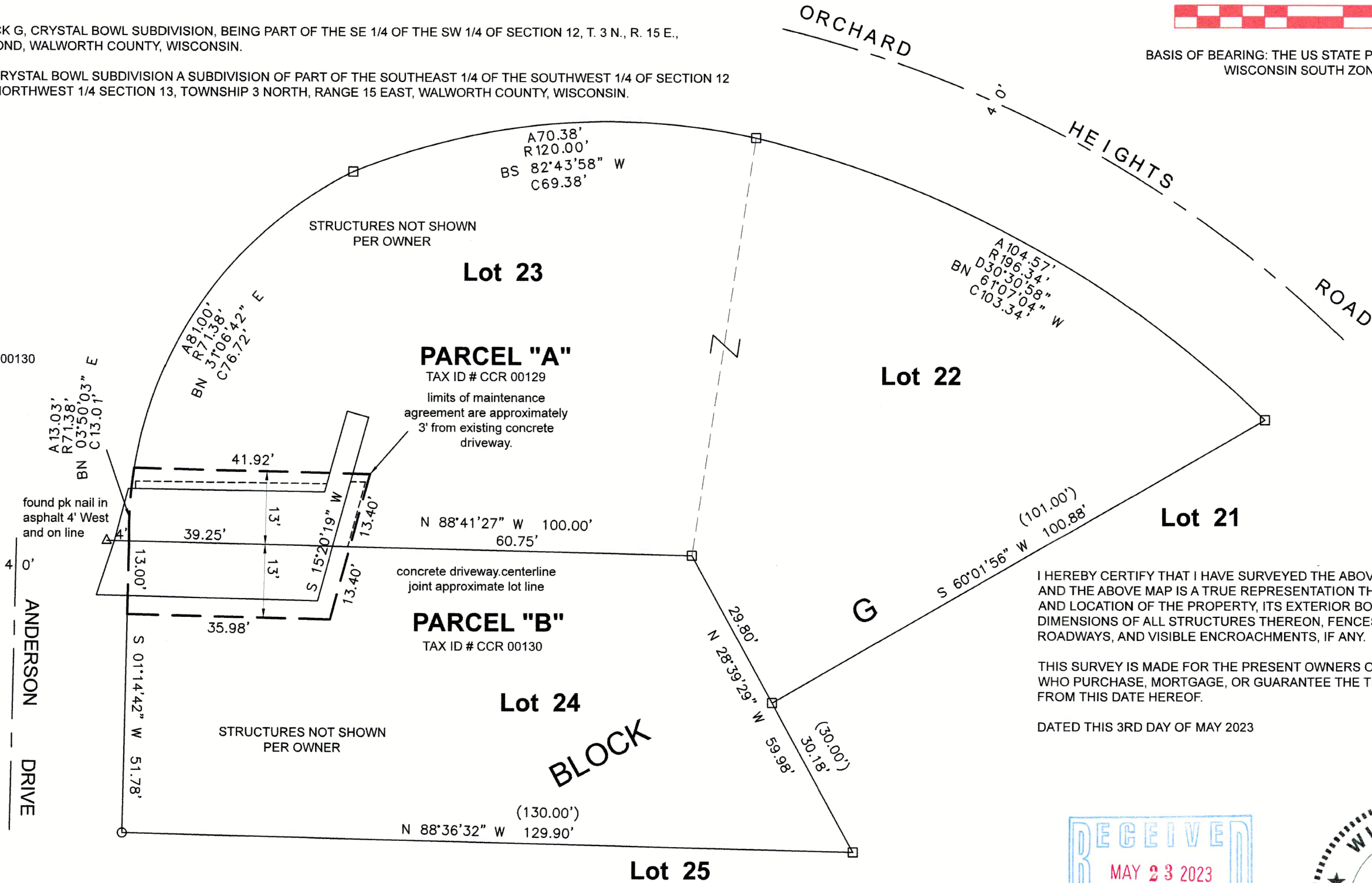
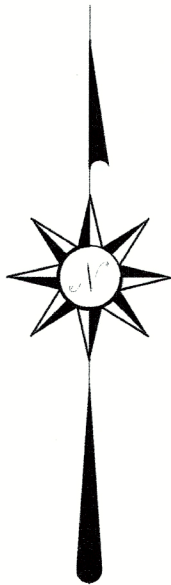
PARCEL "A" - LOTS 22 AND 23, BLOCK G, CRYSTAL BOWL SUBDIVISION, BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 3 N., R. 15 E., OF THE 4TH P.M., TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN.

PARCEL "B" - LOT 24, BLOCK G, IN CRYSTAL BOWL SUBDIVISION A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 13, TOWNSHIP 3 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN.

- (XXX) = RECORDED AS
 - = FOUND IRON PIPE
 - = FOUND IRON BAR
 - △ = FOUND PK NAIL
- SCALE 1" = 20'
- JOB NO. 2023-022
- TAX ID # CCR 00129 & CCR 00130



BASIS OF BEARING: THE US STATE PLANE COORDINATE SYSTEM
WISCONSIN SOUTH ZONE NAD 83 (2011)



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

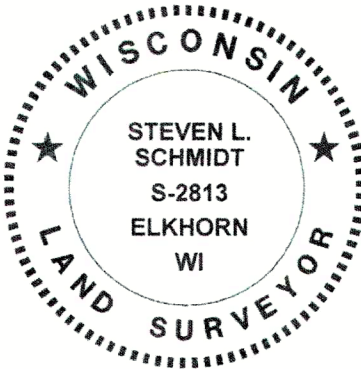
THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THIS DATE HEREOF.

DATED THIS 3RD DAY OF MAY 2023

DESCRIPTION OF DRIVEWAY MAINTENANCE AGREEMENT AREA:

A PARCEL OF LAND IN LOTS 23 AND 24, BLOCK G OF CRYSTAL BOWL SUBDIVISION, BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 3 N., R. 15 E., OF THE 4TH P. M., TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 24, THENCE ALONG THE NORTH LINE OF SAID LOT 24 N 88° 41' 27" W, 60.75 FEET TO THE POINT OF BEGINNING. THENCE S 15° 20' 19" W 13.40 FEET; THENCE N 88° 41' 27" W 35.98 FEET TO THE EAST LINE OF ANDERSON DRIVE; THE N 01° 14' 42" E 13.00 FEET ALONG SAID EAST LINE OF ANDERSON DRIVE TO THE NORTHWEST CORNER OF SAID LOT 24; CONTINUE ALONG SAID EAST LINE OF ANDERSON DRIVE ALONG THE ARC OF A CURVE THAT BEARS TO THE RIGHT 13.03 FEET WITH A CHORD THAT BEARS N 03° 05' 03" E 13.01 FEET; THENCE S 88° 41' 27" E 41.92 FEET; THENCE S 15° 20' 19" W 13.40 FEET TO THE POINT OF BEGINNING.



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STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

CCR-129 CCR-130

315-1470