

Plat of Survey

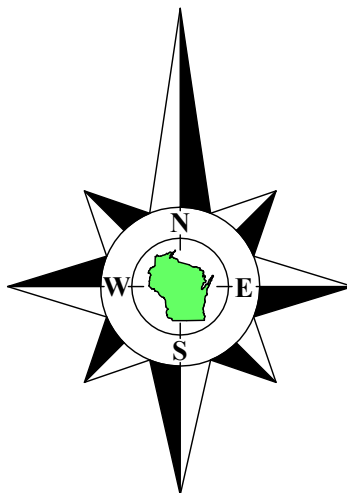
of

Lot 1 of Certified Survey Map No. 1910,

recorded in Vol. 9 of Certified Survey Maps of Walworth County on Page 110 as Doc. No. 190630 and located in the Northwest 1/4 of the Northwest 1/4 of Section 22, Town 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin.

Surveyed for: **Sue Bellman**

N6084 Johnson Road
Delavan, Wisconsin. 53115



Bearings referenced to the West line of the Northwest 1/4 of Section 22-3-15, recorded as N2°24'21"W 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).

Tax Parcel
CR 2200002B

Description of Proposed Lot Line Adjustment Tax Parcel CR 2200002B to Tax Parcel CA191000001

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 22, Town 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 22; thence North 2°24'21" West, along the West line of said Northwest 1/4 and the centerline of Johnson Road, 1321.85 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 1910; thence North 87°58'55" East, along the South line of said Lot 1, also being the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 22, 198.22 feet to an iron rod at the Southeast corner of said Lot 1 and the Point of Beginning; thence North 5°12'34" West, along the East line of said Lot 1, 290.71 feet to an iron rod at the Northeast corner of said Lot 1; thence South 86°51'44" East 8.90 feet to an iron pipe; thence South 5°22'00" East 289.96 feet to a point on said South line of the Northwest 1/4 of the Northwest 1/4 of Section 22; thence South 87°58'55" West, along said South line, 9.62 feet to the Point of Beginning.

Proposed Lot Line Adjustment from Tax Parcel CR 2200003 to Tax Parcel CA191000001

0.042 Acre
1,848 Sq.Ft.
0.036 Acre
1,587 Sq.Ft.
Exclusive of R.O.W.

Description of Proposed Lot Line Adjustment Tax Parcel CR 2200003 to Tax Parcel CA191000001

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 22, Town 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 22; thence North 2°24'21" West, along the West line of said Northwest 1/4 and the centerline of Johnson Road, 1321.85 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 1910 and the Point of Beginning; thence North 87°58'55" East, along the South line of said Lot 1, also being the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 22, 207.84 feet; thence South 5°22'00" East 10.04 feet to an iron pipe; thence South 88°36'24" West 208.38 feet to a point on said West line of the Northwest 1/4 of Section 22; thence North 2°24'21" West, along said West line and said centerline of Johnson Road, 7.75 feet to the Point of Beginning.



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.

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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

Northwest Corner
Section 22-3-15
N. 261,897.21
E. 2,344,129.52

recorded as (N2°24'21"W 2643.70') State Plane
N2°24'21"W 2643.70'

West line of the Northwest 1/4 of Section 22-3-15

recorded as (N0°18'45"W 290.23')
N2°24'21"W 290.23'

Johnson Road
(66' Wide)

Kilkinney Road

West 1/4 Corner
Section 22-3-15
N. 259,255.94
E. 2,344,240.49

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Concrete Cover
- Asphalt Surface
- Concrete Surface
- Brick Pavers
- Utility Pedestal
- Septic Vent
- Lamp



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Scale in Feet
1" = 20'



Survey Date: July 26, 2023.

Revisions: No. 1 - Proposed Lot Line
Adjustments

2023.046

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2023.046