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PLAT OF SURVEY LOT 2 CSM # 2037

LOCATED IN THE SE 1/4 OF THE NE 1/4
SECTION 11, TOWN 3 NORTH, RANGE 15 EAST
TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN
PARCEL # CA203700002

Lot 2 of Certified Survey Map No. 2037, recorded in Volume 9 of Certified Surveys on Pages 353-354 as Document No. 212210, and being part of the Southeast 1/4 of the Northeast 1/4 of Section 11, T3N, R15E, Town of Richmond, County of Walworth, State of Wisconsin.

LEGAL DESCRIPTION OF RECORD PER CHICAGO TITLE INSURANCE COMPANY,
COMMITMENT NUMBER: WI2407674 DATED: MAY 3, 2024

TITLE SURVEY
WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -
MICHAEL STRONG
WEAVER BENEVISEN GROUP

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, P.O. BOX 437
RICHMOND, WISCONSIN 53081
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS
6/20/2024 DHC
TITLE - REVISION
EASEMENT, LOT 2

PROJECT NO.
11023
DATE:
5/02/2024
SHEET NO.
1 OF 1

COUNTY TRUNK HIGHWAY "A"
{VARIABLE WIDTH R.O.W.}

EDGE OF PAVED ROADWAY

{N 57°55'03" E
N 57°52'53" E 101.12'}

FOUND IRON REBAR STAKE
LEANING S 57°23'14" E
0.52' FROM RECORD CORNER

{N 66°26'53" E 100.00'
N 66°24'58" E 99.97'}

LOT 3 C.S.M. 2037

{N 70°44'14" E 107.56'
N 70°42'52" E 107.72'}

66.00'

SEPTIC VENT
180.0'

"COMMON DRIVEWAY
LOTS 1 AND 2" PER
C.S.M. 2037
TERMINATED BY
DOCUMENT 1077512

66.00'

141.3'

{N 16°29'45" W
N 16°30'17" W 298.56'
N 54°39'15" W 298.14'}

LOT 1 C.S.M. 2037

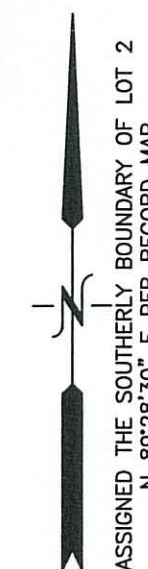
TRANSFORMER
PAVEMENT
CONCRETE
GARAGE
LP TANK
A.C. UNIT
WELL
RESIDENCE
WOOD STEPS
CANTILEVERED PORTION
OF RESIDENCE
BRICK WALK
WOOD STEPS
DECK
CONCRETE
SHED

170.2'

177.5'

{S 16°29'45" E
S 16°28'49" E 480.41'}

LOT 4 C.S.M. 2037



LEGEND

- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- {xxx} = RECORDED AS

SCHEDULE B, PART II EXCEPTIONS:

ITEMS 1-11 - NOT RELEVANT TO BE MAPPED

ITEM 12 - EASEMENT FOR EAST END OF LOT 3 ONLY; HENCE NOT MAPPED

ITEM 13 - EASEMENT FOR EAST END OF LOT 4 ONLY; HENCE NOT MAPPED

ITEM 14 - EASEMENT REFERRED TO ON PREVIOUS SURVEY BY CHRISTOPHER A HODGES DATED 5/02/2024 AS "COMMON DRIVEWAY LOTS 1 AND 2" WAS FOUND TO BE TERMINATED BY DOCUMENT 1077512 IS SHOWN AND LABELED AS SUCH.



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF, FIELDWORK COMPLETED 4/11/2024.

DATED: 6/21/2024

CHRISTOPHER A. HODGES

P.L.S. 2760

