

PREPARED FOR:
ROB EDWARDS
KEEFE REAL ESTATE, INC.
204 COMMERCE CT.
ELKHORN, WI 53121

PLAT OF SURVEY

-OF-

LOT 3, BLUESTEM MEADOWS SUBDIVISION, ACCORDING TO THE
FINAL PLAT THEREOF, RECORDED IN WALWORTH COUNTY RECORDS
AS DOCUMENT NO. 699787 AND LOCATED IN THE NORTHEAST 1/4,
SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION
13, TOWN 3 NORTH, RANGE 16 EAST, TOWN OF SUGAR CREEK,
WALWORTH COUNTY, WISCONSIN.

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC.
405 SKYLINE DRIVE, SUITE C
LAKE GENEVA, WI 53147
(262) 248-3697

TAX PARCEL:
G SC 1300003A

C/L BLUESTEM LANE
(66' WIDE)

Lot 2

(N 89°32'51" E)
N 88°54'18" E 294.13'

30' WIDE PARK AND OPEN SPACE EASEMENT

30'

83.50'

50' WIDE PARK AND OPEN SPACE EASEMENT

107.23'

CONCRETE MONUMENT
WITH BRASS CAP - FOUND

(S 0°27'20" E)
S 1°05'53" E 297.60'

190.37'

Lot 4

Lot 3

N 1°05'42" W 398.37'
(N 1°27'09" W)

12' WIDE UTILITY EASEMENT

BUILDING ENVELOPE

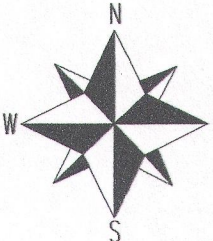
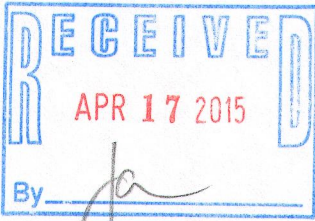
25'

84.80'

30'

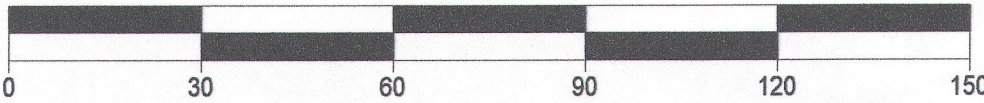
S 69°59'43" W 310.93'
(S 70°38'16" W)

Lot 4



BEARINGS HEREON REFERENCED TO
THE WISCONSIN COUNTY
COORDINATE SYSTEM, WALWORTH
COUNTY ZONE.

SCALE 1" = 30'



LEGEND

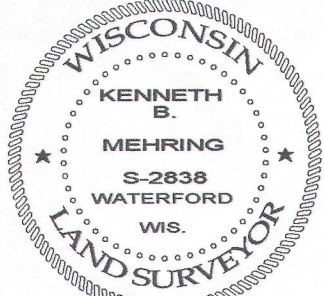
- FOUND 1" IRON PIPE
- ⊙ FOUND 2" IRON PIPE
- FOUND 5/8" IRON BAR
- SET 5/8" O.D. X 18" IRON BAR 1.13#/L.F.
- (XX) RECORDED AS
- x— WIRE FENCE
- CHAIN LINK FENCE
- ⊗ UTILITY PEDISTAL
- ▽ TRANSFORMER

NOTE:

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

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 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 insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.



DATED THIS 13th DAY OF FEBRUARY, 2015

KENNETH B. MEHRING S - 2838
Wisconsin Registered Land Surveyor
(original if signed in red)