Plat of Survey

of

Tax Parcels GSC 2600003 & GA376800002,

located in the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 26, and the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin.

Description of Record

A parcel of land described in Title Commitment No. 923121190 prepared by Southeastern Title, LLC / Old Republic National Title Insurance Company, dated December 13, 2023 as shown below:

Parcel 1 :

Lot 2 of Certified Survey Map No. 3768, recorded on February 22, 2005, in Volume 22 of Certified Survey Maps, page 308, as Document No, 631888, located in the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 27, Town 3 North, Range 16 East. Said land being in the Town of Sugar Creek, Walworth County, Wisconsin.

Parcel 2:

The West 1/2 of the Northwest 1/4 of Section 26, all in Town 3 North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin. EXCEPTING THEREFROM Lot 1 of Certified Survey Map No. 3701, recorded June 8, 2004 in Volume 22 of Certified Survey Maps, page 120, as Document No. 606219.

Surveyed for: **Jonathan R. Reed**
5026 Town Hall Road
Delavan, Wisconsin. 53115

Bearings referenced to the West line of the Northwest 1/4 of Section 26-3-16, recorded as N2°07'24"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).

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

Survey date: December 29, 2023.
Revisions:

Scale in Feet
1" = 150'
0' 75' 150' 300' 450'

OLSON
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Legend of Symbols & Abbreviations

Found County Section Corner
Found Iron Pipe
Found Iron Rod
Set Iron Pipe, 1" dia. 18" long
Utility Information
Utility Pole
Utility Pedestal
Utility Manhole
Septic Vent
Asphalt Surface
Concrete Surface
Gravel Surface
Brick Pavers

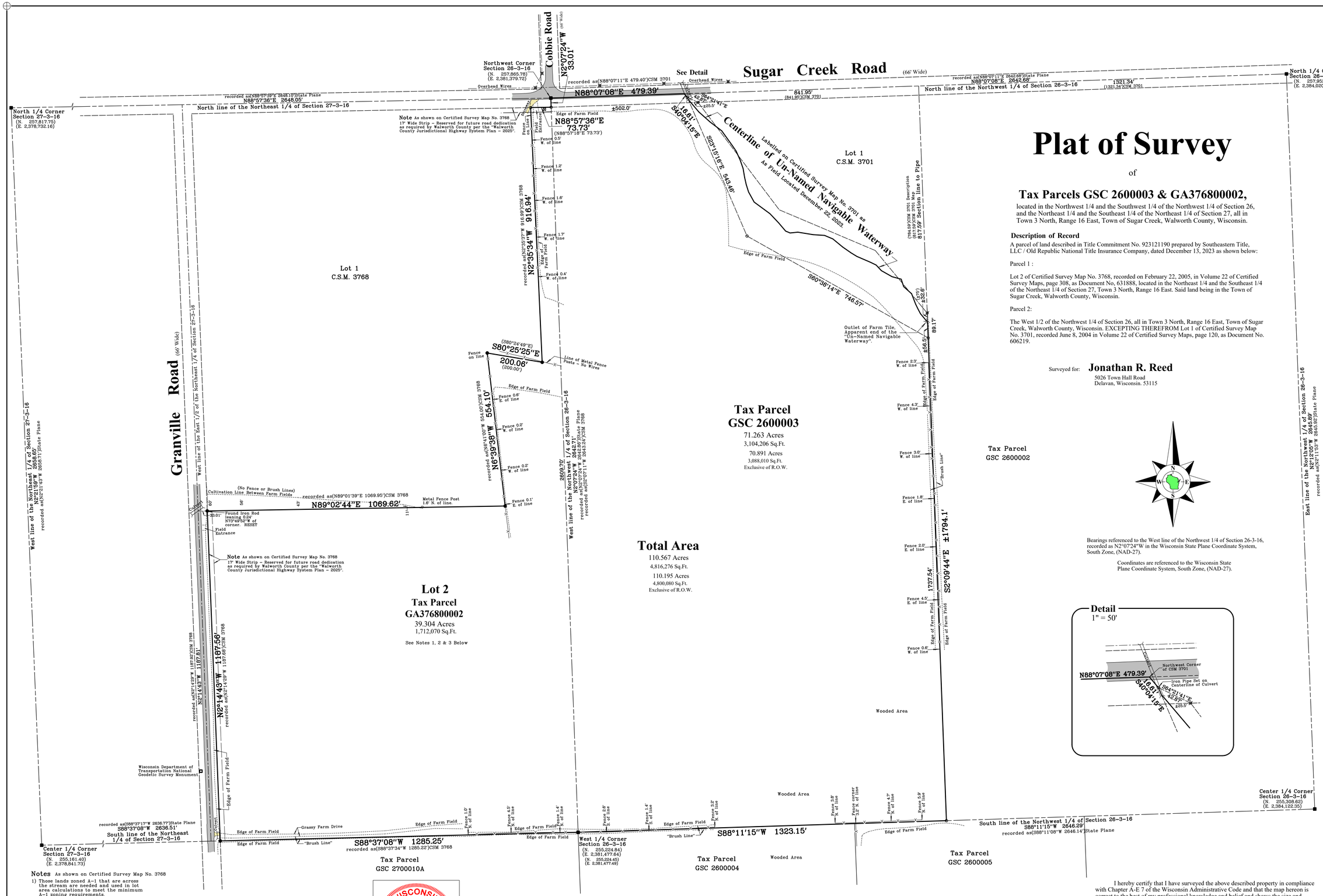
N North
S South
E East
W West
M Measured
(..) Recorded As
Ft. Feet
" Inches
R Radius
Int. Distances
Meas. Measured
" Inches
NW Northwest
SW Southwest
Dia. Diameter

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2023.116

2023.116



Notes As shown on Certified Survey Map No. 3768

1) Those lands zoned A-1 that are across the stream are needed and used in lot area calculations to meet the minimum A-1 zoning requirements.
2) Unless rezoned and in compliance with zoning requirements, Lots 1 and 2 shall not be further divided along the "stream" line.
3) This certified survey includes a navigable waterway and wetlands. Construction activities adjacent to or within navigable waterways and wetlands are subject to Federal, State and Walworth County regulations. Filling, excavation, removal of vegetation or the placement of any structure within the wetland or waterway requires permit and plan approvals from the US Army Corp of Engineers (ACOE), Wisconsin Department of Natural Resources (WDNR), and Walworth County.

WISCONSIN
DOUGLAS OLSON S-2093 ELKHORN, WI
LAND SURVEYOR
Not Certified Unless Stamped in Red.

Notes:

1) This Plat of Survey is not certified unless signed and sealed in red ink.
2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

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