

Plat of Survey

of

Lot 4 of Certified Survey Map No. 5137,

recorded January 18, 2024 as Document Number 1089665 and located in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, all in Section 16, Town 3 North, Range 18 East, Town of Spring Prairie, Walworth County, Wisconsin.

Surveyed for: Mark Guzan
13510 South Potawatomi Trail
Homer Glen, Illinois. 60491

Tax Parcel
OSP 1600005

Tax Parcel
OSP 1600005

Lot 2
C.S.M. 5137

Lot 1
C.S.M. 5137

Note from C.S.M. 5137
Access for Lot 1 onto Potter Road must be located within the Ingress & Egress Easement for Lot 3.

Note from C.S.M. 5137
The 50' Wide Ingress, Egress & Utility Easements shown intersect the right of way lines of Potter Road at an angle. When the driveways are built they shall intersect the pavement in a perpendicular manner.

Additional notes from C.S.M. 5137
State regulated wetlands may exist on this parcel. A wetland delineation may be required prior to land disturbance activities. The wetland delineation may affect buildability.
A complete soil and site evaluation has not been conducted on each lot. No structure shall be erected on any lot unless the requirements of SPS 383, Wisconsin Administrative Code, and the Walworth County Ordinances have been met. Holding title use is prohibited for new construction on any lots.

- 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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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

Wetland Delineation		
COURSE	BEARING	DISTANCE
1	N 05°19'20" W	0.76'
2	N 82°57'35" S	32.21'
3	N 82°52'52" S	69.41'
4	N 22°17'30" S	14.72'
5	N 01°35'06" S	75.76'
6	N 11°13'25" S	86.65'
7	N 48°52'07" S	53.73'
8	N 48°01'14" S	69.43'
9	N 38°34'08" S	37.20'
10	N 24°32'12" S	15.80'
11	N 63°38'43" S	20.86'
12	N 64°48'30" S	64.99'
13	N 61°52'00" S	17.81'
14	N 69°26'50" S	48.62'
15	N 86°01'15" S	11.74'
16	N 64°47'16" S	35.77'
17	N 44°05'43" W	22.14'
18	N 64°47'16" S	24.26'
19	N 25°03'58" S	44.52'
20	N 69°04'11" S	44.55'
21	N 69°09'13" S	10.57'
22	N 44°17'52" W	37.10'
23	S 38°13'01" W	8.89'
24	N 44°43'20" W	33.55'
25	S 19°42'24" W	25.06'
26	S 35°39'53" W	38.99'
27	S 60°12'04" W	9.43'
28	S 65°03'54" W	33.73'
29	S 15°18'00" W	28.23'
30	S 35°27'41" W	19.79'
31	S 28°44'44" W	13.79'
32	S 24°04'16" W	21.12'
33	S 24°17'27" W	24.97'
34	N 85°58'44" V	27.27'
35	S 69°05'09" W	30.81'
36	S 47°01'00" W	30.49'
37	S 78°04'28" W	31.47'
38	S 43°53'42" W	44.01'
39	S 04°25'56" W	16.82'
40	S 85°01'11" V	23.60'
41	S 21°57'48" W	26.42'
42	S 48°19'52" W	41.30'
43	S 64°43'51" W	25.67'
44	S 64°43'51" W	25.67'
45	S 44°51'59" W	39.47'
46	S 51°17'38" W	48.87'
47	S 45°55'17" W	51.52'
48	S 33°56'28" W	47.07'
49	S 02°22'42" W	79.85'
50	S 07°18'38" W	51.73'
51	S 62°45'08" W	33.31'

Tax Parcel
OSP 1600005

Lot 4
Tax Parcel
OA513700004
7.184 Acres
312,958 Sq.Ft.

Wetland Delineation as flagged by
Wetland & Waterway Consulting, LLC
April 25, 2024.
0.351 Acre
15,286 Sq.Ft.

"Drainage System" And
"Tile System" Easement
Doc. No. 1090750
Exact location unknown

Lot 3
C.S.M. 5137

"Tile System" Easement
Doc. No. 1090750
Exact location unknown

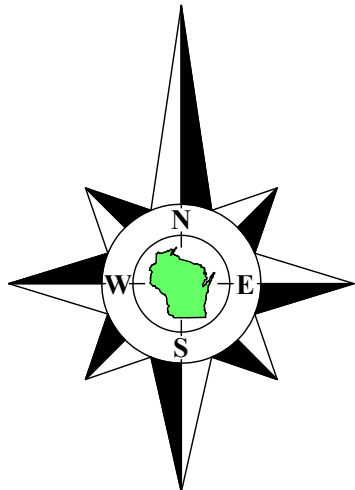
Tax Parcel
OSP 1600005

Potter Road
(66' Wide)

Lot 1
C.S.M. 2227

Portion of 50' Wide Ingress, Egress
& Utility Easement For Lot 3
As Shown on C.S.M. 5137 but Not Part
of C.S.M. 5137
Doc. No. 1090749

Utility Easement
For Lot 3
As Shown on
C.S.M. 5137
Doc. No. 1090749

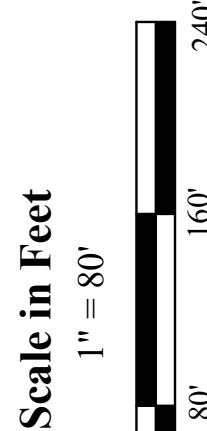


Bearings referenced to the West line of the Southwest 1/4 of
Section 16-3-18, recorded as N2°01'21"W in the Wisconsin
State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State
Plane Coordinate System, South Zone, (NAD-27).



Survey date: January 18, 2024.
Revisions: No. 1 - Wetland Delineation
No. 2 - Lath Along Property Lines



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Legend of Symbols & Abbreviations	
Found County Section Corner	February 7, 2025
Found Iron Rod	Found Wood Lath
Found Concrete	Found Soil Boring
Recorded Information	Recorded Information
Utility Pole	Utility Pole
Concrete Cover	Concrete Cover
Asphalt Surface	Asphalt Surface
Concrete Surface	Concrete Surface
Wetland Flag	Wetland Flag
Located 4'-20'-24'	Located 4'-20'-24'
Brick Pavers	Brick Pavers