

Plat of Survey

of

Tax Parcels HHP 00001, HLG 2600042 & HLG 2600042A,

located in Government Lot 8 in the Northeast 1/4 of Section 26, Town 4 North, Range 16 East,
Town of LaGrange, Walworth County, Wisconsin.

Legal Description As shown on most recent document of record, does not match field measurements.

A parcel of land described in a Designation of Transfer on Death Beneficiary Document recorded August 18, 2021 as Document No. 1044401 as shown below:

Parcel 1: Lot 2, Highland Park Subdivision located in Section 26, T.4N, R.16E, Town of LaGrange, Walworth County, Wisconsin. Also a parcel of land described as commencing on the NE corner of said Lot 2, thence northeasterly along a bearing that is the northerly line of Lot 2 extended to the westerly line of Eastern Avenue; thence south 64.52 feet along the westerly edge of Eastern Avenue to a point; thence southwesterly on a line that is parallel to northerly line above described 125.96 feet to a point; thence westerly 35 feet more or less to a point that is the northerly point of the Avery property; thence southwesterly 57 feet more or less to the southeasterly corner of said Lot 2, thence northwesterly 50 feet to the place of beginning.

Descriptions from prior documents

A parcel of land described in a Warranty Deed recorded January 17, 1947 in Vol. 362 on Page 277 as Document No. 395250, as shown below:

Lot 2 in the Plat of Highland Park at Lauderdale Lakes, including that part of Center Avenue as originally platted in said Highland Park which adjoins said Lot 2 on the Northeastly end thereof; also including that part of Grand View walk and the beach on the lake shore to low water line adjoining said Lot 2 on the Southwest and lying between the northerly line of said Lot 2 extended to the lake shore at low water line and the southerly line of said Lot 2 extended, to the lake shore at low water line. Also all that certain piece or parcel of land situated in the Northeast Quarter (N.E.1/4) of Section Twenty-six (26) Town Four (4) North, Range Sixteen (16) East, being the town of LaGrange, Walworth County, Wisconsin and being a part of Highland Park, Lauderdale Lake, according to the recorded plat thereof, described as follows, to-wit: A certain piece or parcel of land triangular in shape having as its north boundary the South boundary of South Place according to said plat Highland Park and beginning at a point formed by the intersection of the south boundary of South Place with the east boundary of Center Avenue, running thence eastward along the south side of said South Place for a distance of 62 1/2 feet more or less to a point where the south boundary of South Place intersects with a line drawn in continuation eastward of the north boundary of Lot One (1) and the South boundary line of Center Avenue, thence in a southerly direction 57 feet more or less to a point formed on the east line of Center Avenue by the projection of the north line of Lot One (1) to said east line of Center Avenue, thence northerly along the east line of Center Avenue 25 feet, more or less, to the point of beginning.

Also all those pieces or parcels of land situated in Highland Park, at Lauderdale Lakes in the Town of LaGrange, Walworth County, Wisconsin, described and bounded as follows, to-wit: Beginning at an iron stake marking intersection of the north boundary of South Place with the east boundary of Center Avenue, and running east a distance of 210 feet more or less to an iron stake marking intersection of north boundary of South Place with west boundary of Eastern Avenue, thence north a distance of 115 feet, more or less, along west boundary of Eastern Avenue to an iron stake marking the intersection of west boundary of Eastern Avenue with a line drawn in continuation of the north boundary line of Lot Two (2) in said Highland Park, thence westerly along the latter line a distance of 242 feet, more or Less, to the place of beginning.

Also all that part of Highland Park known and platted as South Place on the plat of said Highland Park which was conveyed by J. Porter Joplin and Carol K. Joplin to George H. Brownell by Quit Claim Deed dated June 19th, 1925 and recorded in the office, of the Register of Deeds of Walworth County, Wisconsin on the 6th day of July 1925 in volume 165 of deeds on page 480, Walworth County Records.

Excepting and reserving, however, unto first parties the following described portion of the aforesaid premises: Commencing at a point on the west line of Eastern Avenue, which point is 10 feet southeasterly from the northerly line of the aforesaid Lot Two (2) produced in a northeasterly direction, measured at right angles thereto, thence southwesterly parallel with said northerly line of Lot Two (2) produced, 125 feet to a point, thence southeasterly at right angles with said northerly line of said Lot Two (2) produced, 55 feet, more or less, to the center line of said South Place according to the original plat of said Highland Park, thence east along the center line of said South Place to the west line, of the aforesaid Eastern Avenue, thence north along said Eastern Avenue 112 feet, more or less, to the place of beginning.

ALSO

A parcel of land described in a Warranty Deed recorded August 4, 1951 in Vol. 431 on Page 199 as Document No. 436541, as shown below:

Commencing at a point on the west line of Eastern Avenue in the Plat of Highland Park in Section 26 Town 4 North, Range 16 East according to the recorded plat thereof, which point is 10 feet southeasterly from the northerly line of Lot 2 in said Highland Park produced in a northeasterly direction, measured at right angles thereto, thence southwesterly parallel with said northerly line of Lot 2 produced, 125 feet to a point, thence southeasterly at right angles with said northerly line of said Lot 2 produced, 55 feet, more or less, to the center line of South Place according to the original plat of said Highland Park, thence east along the center line of said South Place to the west line of the aforesaid Eastern Avenue, thence north along said Eastern Avenue 112 feet, more or less, to the place of beginning.

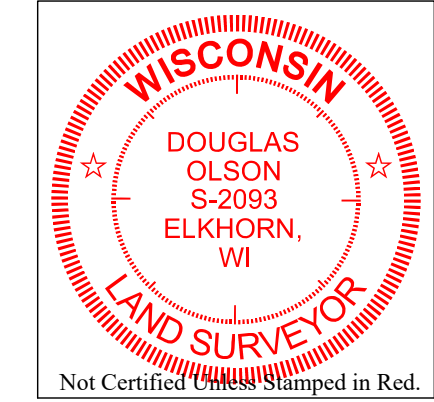
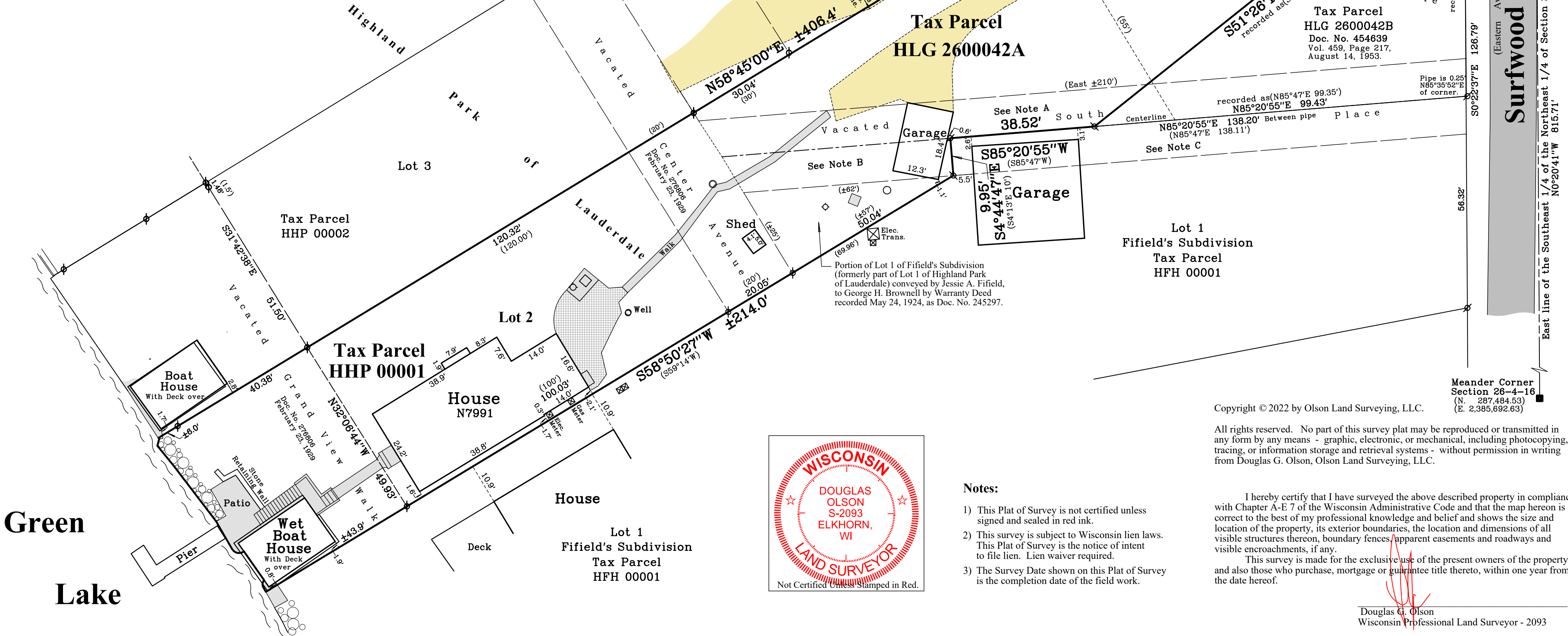
EXCEPTING THEREFROM

A parcel of land described in a Warranty Deed recorded August 14, 1953 in Vol. 459 on Page 217 as Document No. 454639, as shown below:

A parcel of land located in Highland Park Subdivision, which Subdivision is located in Section 26, T.4N R.16 E of Walworth County, Wisconsin, described as follows, to-wit: Beginning at a point on the center of South Place and on the West line of Eastern Avenue of said Subdivision; thence North along the West line of said Eastern Avenue 70.48 feet; then S 51°-53' W 125.96 feet to a point on the Centerline of South Place; thence N 85°-47' E along the Centerline of South Place 99.55 feet to the place of beginning, consisting of parts of South Place, and parts of lots 33 and 34 of Highland Park Subdivision.

Notes:

- North 1/2 of South Place vacated and conveyed to J. Porter Joplin, owner of land to the North, by Judgement dated June 19, 1925 and recorded July 16, 1925, in Vol. 149 of Mortgages on Page 25, as Doc. No. 251032. Conveyed by J. Porter Joplin to George H. Brownell by Quit Claim Deed dated June 19, 1925 and recorded July 6, 1925, in Vol. 165 on Page 480 as Doc. No. 250863.
- Portion of the South 1/2 of South Place vacated and conveyed to George H. Brownell, owner of land to the South, by Judgement recorded July 16, 1925, in Vol. 149 of Mortgages on Page 25, as Doc. No. 251032.
- Portion of the South 1/2 of South Place vacated and conveyed to Jessie A. Fifield, owner owner of land to the South, by Judgement recorded July 16, 1925, in Vol. 149 of Mortgages on Page 25, as Doc. No. 251032.



Notes:

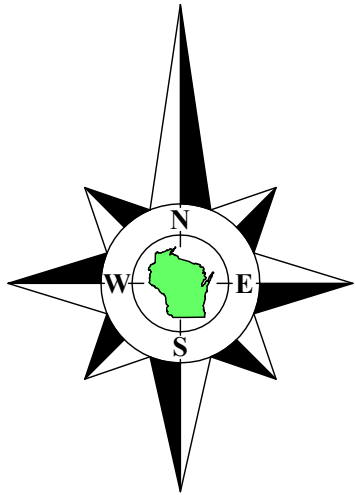
- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.

Copyright © 2022 by Olson Land Surveying, LLC.

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



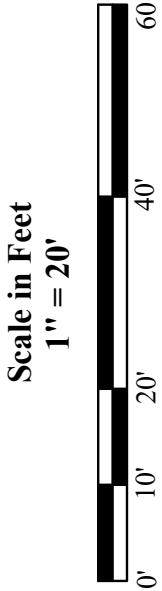
Surveyed for: **Iligene Anderson c/o**
Mike Anderson
4945 Langdale Way
Colorado Springs, Colorado. 80906

Bearings referenced to the South line of Tax Parcels HLG 2600041 & HHP 00002, recorded as N58°45'00"E as shown on prior surveys, which produces a bearing of N0°10'14"W on the line from the Northeast Corner of Section 26-4-16 to the Meander Corner on the East line of Section 26-4-16. A rotation of -1°21'09" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

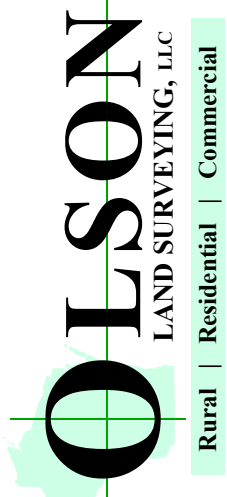
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Survey Date: September 28, 2022.

Revisions: No. 1 - Misc. Notes



45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com



Legend of Symbols & Abbreviations	
Found County Section Corner	N North
Found Iron Pipe	S South
Found Iron Rod	E East
Set Iron Pipe, 1" dia.	W West
Recorded Information	In Bearings
Utility Pole	Degrees
Utility Pedestal	Minutes
Asphalt Surface	" Distances
Concrete Surface	Feet
Gravel Surface	