## Plat of Survey **Description of Record** A parcel of land described in a Warranty Deed recorded January 3, 2023 as Document No. 1073360 as shown below: Tax Parcel HCA 00055A, A parcel of land being part of Block 4 Carswells Park, located in Sections 35 and 36, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin, described as: Beginning at the shore of Mill Lake at the most Northerly corner of Certified Survey Map No. 627, recorded In Volume No. 3, on Page No. 95, of Walworth County Certified Survey Maps; thence along the shore of said Mill Lake, Northesterly, 65 feet more or less; thence South 25°59'11" East, 19.08 feet; thence South 87°25'18" East, 157.40 feet; thence South Being part of Block 4 of Carswell's Park, a subdivision recorded November 11, 1896 in Vol. 5 of Plats of Walworth County on Page 118 as Document Number 133209 and located in Government Lots 1 and 2 in the Northeast 1/4 of Section 35, Town 4 North, Range 16 East, 04°38'42" East, 129.80 foot to an iron pipe stake; thence North 88°02'14" West, 142.34 feet to an iron pipe stake marking said CSM 627; thence North 38°57'24" West, 142.80 feet along said certified survey to the point of beginning. Town of LaGrange, Walworth County, Wisconsin. Parcel 2: An undivided appurtenant Interest in and to a part of Block 4 of the Plat of Carswell's Park abutting Parcel 1 above, as set forth in a Judgment recorded July 6, 2007 as Document No. 712972, and being part of the right of way more commonly known as Shagbark Lane. Surveyed for: Alexander & Olena Gordon 809 Glenwood Lane Glenview, Illinois. 60025 Lot 12 Lot 13 Lot 14 Lot 15 Lot 16 Centerline of 2 rod road Described in Warranty Deed recorded April 11, 1923 in Vol. 162 on Page 613 as Doc. No. 230748 N86°54′50″E 397.34′ recorded as(N84°45′E 398′) recorded as(N85°56′30″E 397.46′) Bearings referenced to the North line of Tax Parcels HCA 00056A2, HCA 00056A3, HCA 00056, HCA 00056B and HCA 00062, recorded Overhead Wires Lost Nation Road as N88°48'W on a "Plat of Carswell's Park" compiled by Lloyd L. Jensen, County Surveyor, dated May 1935, which produces a bearing of N2°40'53"E on the West line of the Northeast 1/4 of Section (Width Varies) 35-4-16. A rotation of 4°07'05" from the Wisconsin State Plane (S88°51"40"E) Coordinate System, South Zone, (NAD-27). S88°57'55"E recorded as(N88°48'W 415.7') N88°48'00''W 415.14' Coordinates are referenced to the Wisconsin State 20.08 Plane Coordinate System, South Zone, (NAD-27). South Line of Block 2 of Carswell's Park North Line of Block 4 of Carswell's Park Driveway Tax Parcel Tax Parcel Driveway HCA 00056A2 HCA 00056A3 Tax Parcel Tax Parcel HTL 00012A1 Witness Monument Section 26-4-16 (N. 285,355.34) (E. 2,383,028.86) HCA 00055B recorded as(\$88°18'53'E 82.26') (\$88°18'35"E 82.26') Witness Monument Section 26-4-16 (N. 284,200.94) (E. 2,383,010.64) North 1/4 Corner Section 35-4-16 (N. 284,122.27) (E. 2,383,009.40) (8.16') **8.19'** 25' Streetyard Setback N80°53′53′′W (N81°00'24"W) "Roadway" (20' Wide) Tax Parcel HCA 00055 Mill Lake Tax Parcel HCA 00054A Elevation on December 9, 2024 884.45 25 Rearyard Serback recorded as \$87 25 18"E 157 40') S87 19 03"E 157,50 Most Northerly Corner Benchmark West 1/16 Corner of the Northeast 1/4 Section 35-4-16. Tax Parcel HCA/00055A Tax Parcel HCA 00054 Tax Parcel HCA 00054A Lot 1 N85°55'36''W / 142.34' / yecorded as (N86°02'14''W 142'34') / recorded as (N85°57'W 143',2') C.S.M. 627 See Judgement Recorded July 6, 2007, Doc. No. 712972 Shagbark Lane (Width Varies) Northwest Corner of Lot 19 in Block 3 Overhead Wires 946 933 934 940 942 Center 1/4 Corner Section 35-4-16 (N. 281,500.48) (E. 2,383,075.16) Lot 18 Lot 19 Lot 2 C.S.M. 627 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 **Notes: DOUGLAS** Copyright © 2024 by Olson Land Surveying, LLC. location of the property, its exterior boundaries, the location and dimensions of all 1) This Plat of Survey is not certified unless signed and sealed in red ink. visible structures thereon, boundary fences, apparent easements and roadways and 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. visible encroachments, if any. ELKHORN, 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent 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 to file lien. Lien waiver required. 3) The Survey Date shown on this Plat of Survey is the completion date of the field work. Not Certified Unless Stamped in Red. Douglas G. Olson Wisconsin Professional Land Surveyor - 2093 Legend of Symbols & Abbreviations Sheet 1 of 1 Sheets N North S South E East W West In Bearings Degrees Minutes Seconds In Distances Feet Inches No. Number NW. Northwest NE. Northeast Dia. Diameter Survey date: December 10, 2024. Found County Section Corner Found Iron Pipe Found Concrete Monument Found Iron Rod O Set Iron Pipe, 1" dia. () Recorded Information 2023.096 Scale in Feet Revisions: 45 South Wisconsin Street | P.O. Box 322 Drawing Name: Elkhorn, Wisconsin. 53121 1'' = 20' ₩ Utility Pole ₩ Utility Pedestal ♥ Concrete Cover ♦ Septic Vent Telephone: (262) 723-3434 **Job Reference Number** LAND SURVEYING, LLC Facsimile: (262) 723-8044 Asphalt Surface Email: doug@olsonsurveying.com 10' 20' 2023.096 Concrete Surface Stone or Gravel Surface Rural | Residential | Commercial Website: www.olsonsurveying.com ≣Brick Pavers