Plat of Survey

of

Tax Parcel HLG 3400005D,

located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 all in Section 25, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin.

Surveyed for: **Ted C. Grant Trust**
N6159 Foster Road
Elkhorn, Wisconsin. 53121

Description of Record

Lands described in a Quit Claim Deed recorded September 15, 2014 as Document No. 891462 as shown below:

The S. 26 2/3 acres of the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 and the W 1/2 of the W 1/2 of the SW 1/4 of the NE 1/4 in Sec. 34, T.4N., R.16E., located in the Town of LaGrange, Walworth County, Wisconsin. EXCEPTING THEREFROM Certified Survey Map No. 1804 filed April 5, 1989 in Volume 8 of Certified Surveys on page 276 as Document Number 176169.

And, The West 10 acres of the N 1/2 of the SE 1/4 in Sec. 34, T.4N., R.16E., located in the Town of LaGrange, Walworth County, Wisconsin EXCEPT the South 66 feet thereof and ALSO EXCEPTING: Commencing at a point which is reached by measuring 330 feet East and 518.99 feet South of the center of said Sec. 34, which point herein is called the point of beginning, running thence S. 83° 56' W. 253.79 feet to a point; thence S 3° 17' W. 685.55 feet to a point 66 feet North of the E-W l/16th Sec. line of said Sec. 34, running thence East to a point directly South of the place of beginning; thence North to the place of beginning.

A parcel of land located in the NW 1/4 of the SE 1/4 Sec. 34, Township 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin, described as follows, to-wit; Commencing at a point which is reached by measuring 330 feet East of the center of said Sec. 34 to a point herein called the point of beginning, running thence East 203.90 feet, thence S. 12° 50' W. 522.69 feet to a point, thence S. 83° 56' W. 88.30 feet to a point directly South of the point of beginning, thence North 518.99 feet to the point of beginning.

A parcel of land located in the NW 1/4 of the SE 1/4 of Sec. 34, Town 4 North, Range 16 East, Town of LaGrange, Walworth Courty, Wisconsin and described as follows, to wit: Commencing at the center 1/4 corner of said Sec. 34; thence East 533.90 feet along the E-W 1/4 Sec. line of said Sec. 34 to the place of beginning; thence continue East 173.00 feet; thence S. 1° 58' W. 85.33 feet; thence S. 61° 01' W. 36.15 feet; thence S. 21° 00' W. 52.79 feet; thence S. 39° 49' W. 247.68 feet; thence S. 24° 28' W. 184.22 feet; thence N. 12° 50' E. 522.69 feet to the place of beginning. EXCEPTING THEREFROM Certified Survey No. 1233 filed July 7, 1982 in Vol. 5 of Certified Surveys on page 346 as Document No. 80011.

And, The North 26 2/3 acres of the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4, all in Sec. 34, in T.4N., R.16E., Town of LaGrange, Walworth County, Wisconsin. EXCEPTING THEREFROM Commencing at the SW corner of the N. 26 2/3 acres of the NW 1/4 of the SW 1/4 of Sec. 34, T.4N., R.16E.. thence North along the West line of said 26 2/3 acres 4 rods, thence East to a point in the East line of said 26 2/3 acres, which point is 4 rods North of the SE corner of said 26 2/3 acres, thence continuing East 4 rods, thence South parallel to the West line of the NE 1/4 of the SW 1/4 of said Sec. 34 to a point which is 4 rods North of the South line of the NE 1/4 of the SW 1/4 of said Sec. 34, thence East to a point which is 4 rods North of the SE corner of said NE 1/4 of the SW 1/4 of said Sec. 34, thence continuing East 20 rods more or less to the east line of the W½ of the W½ of the NE 1/4 of said Sec 34, thence S. 4 rods to the South line of the N 1/2 of said SE 1/4, thence west along the South line of the N 1/2 of said SE 1/4 and along the South line of the NE 1/4 of the SW 1/4 of said Sec. 34 to the SW corner of said NE 1/4 of the SW 1/4 thence North to the SE corner of the aforesaid North 26 2/3 acres of the NW 1/4 of the SW 1/4 of said Sec. 34, thence West along the South line of said 26 2/3 acres to the place of beginning.

ALSO EXCEPTING THEREFROM the land conveyed by deed from Glen L. Patchen et ux to Walworth County, Wisconsin, dated July 31, 1962 and recorded August 22, 1962 in Vol. 581 of Deeds on page 507 as Document No. 541744. ALSO EXCEPTING THEREFROM Certified Survey Map No. 265 filed July 3, 1973 in Volume 2 of Certified Surveys on page 265 as Document Number 666697. ALSO EXCEPTING Certified Survey Map No. 517 filed August 28, 1975 in Volume 2 of Certified Surveys on page 352 as Document Number 695654.

Additional Exceptions not in Description of Record

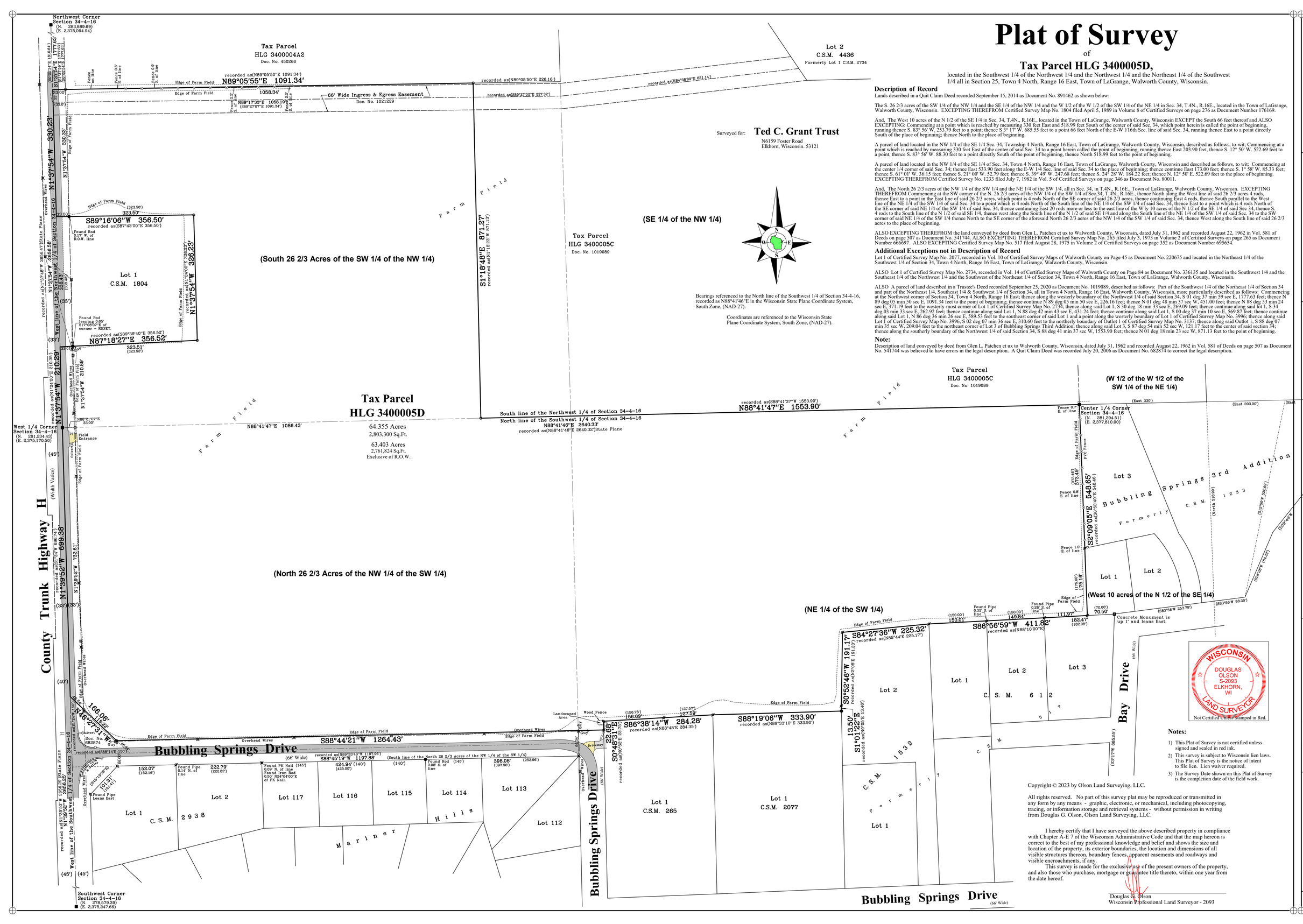
Lot 1 of Certified Survey Map No. 2077, recorded in Vol. 10 of Certified Survey Maps of Walworth County on Page 45 as Document No. 220675 and located in the Northeast 1/4 of the Southwest 1/4 of Section 34, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin.

ALSO Lot 1 of Certified Survey Map No. 2734, recorded in Vol. 14 of Certified Survey Maps of Walworth County on Page 84 as Document No. 336135 and located in the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 and the Southwest of the Northeast 1/4 of Section 34, Town 4 North, Range 16 East, Town of LaGrange, Walworth County, Wisconsin.

ALSO A parcel of land described in a Trustee's Deed recorded September 25, 2020 as Document No. 1019089, described as follows: Part of the Southwest 1/4 of the Northeast 1/4 of Section 34 and part of the Northeast 1/4, Southeast 1/4 & Southwest 1/4 of Section 34, all in Town 4 North, Range 16 East, Walworth County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of Section 34, Town 4 North, Range 16 East; thence along the westerly boundary of the Northwest 1/4 of said Section 34, S 01 deg 37 min 59 sec E, 1777.63 feet; thence N 89 deg 05 min 50 sec E, 1091.34 feet to the point of beginning; thence continue N 89 deg 05 min 50 sec E, 226.16 feet; thence N 01 deg 48 min 37 sec W, 451.00 feet; thence N 88 deg 53 min 24 sec E, 371.19 feet to the westerly-most corner of Lot 1 of Certified Survey Map No. 2734, thence along said Lot 1, S 30 deg 18 min 33 sec E, 269.09 feet; thence continue along said lot 1, S 34 deg 03 min 33 sec E, 262.92 feet; thence continue along said Lot 1, N 88 deg 42 min 43 sec E, 431.24 feet; thence continue along said Lot 1, S 00 deg 37 min 10 sec E, 569.87 feet; thence continue along said Lot 1, N 86 deg 36 min 26 sec E, 589.53 feet to the southeast corner of said Lot 1 and a point along the westerly boundary of Lot 1 of Certified Survey Map No. 3996; thence along said Lot 1 of Certified Survey Map No. 3996, S 02 deg 07 min 36 sec E, 310.60 feet to the northerly boundary of Outlot 1 of Certified Survey Map No. 3137; thence along said Outlot 1, S 88 deg 07 min 35 sec W, 209.04 feet to the northeast corner of Lot 3 of Bubbling Springs Third Addition; thence along said Lot 3, S 87 deg 54 min 52 sec W, 121.17 feet to the center of said section 34; thence along the southerly boundary of the Northwest 1/4 of said Section 34, S 88 deg 41 min 37 sec W, 1553.90 feet; thence N 01 deg 18 min 23 sec W, 871.13 feet to the point of beginning.

Note:

Description of land conveyed by deed from Glen L. Patchen et ux to Walworth County, Wisconsin, dated July 31, 1962 and recorded August 22, 1962 in Vol. 581 of Deeds on page 507 as Document No. 541744 was believed to have errors in the legal description. A Quit Claim Deed was recorded July 20, 2006 as Document No. 682874 to correct the legal description.



Bearings referenced to the North line of the Southwest 1/4 of Section 34-4-16, recorded as N88°41'46"E 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: November 27, 2023.
Revisions:

Scale in Feet
1" = 100'
0' 50' 100' 200' 300'

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial
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
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe 1" dia.
- Found Concrete Monument
- Utility Pole
- Light Pole Pedestal
- Concrete Cover
- Septic Vent
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Brick Pavers

North
South
East
West
Bearings
Distances
In Feet
Minutes
Seconds
Distances
In Links
Inches
No. Northeast
No. Northwest
Dia. Diameter

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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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

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2023.102

2023.102