

Plat of Survey

Tax Parcel HCA 00055,

Being part of Block 4 and Part of Lots 15 and 16 in Block 2 of Carswells 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, Town of LaGrange, Walworth County, Wisconsin.

Surveyed for: **S&S Concrete Walworth County, LLC**

N6719 Walnut Road
Elkhorn, Wisconsin. 53121

Description of Record

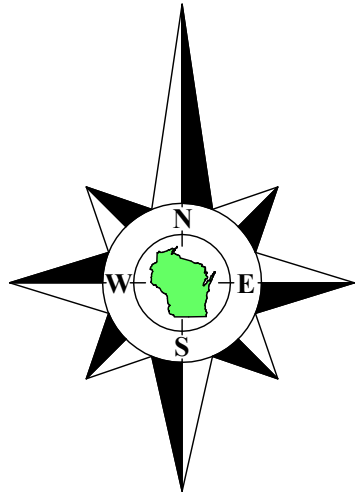
A parcel of land described in a Warranty Deed recorded September 24, 2024 as Document No. 1100702 as shown below:

A parcel of land being part of Carswells Park, located in Sections 35, and 36, Town 4 North, Range 16 East, Walworth County, Wisconsin, described as: Commencing at the shore of Mill Lake at the most Northerly corner of Certified Survey Map No. 627, recorded in Volume 3 at page 95 of Walworth County Certified Survey Maps; thence along the shore of said Mill Lake northeasterly, 65 feet more or less to the POINT OF BEGINNING; thence continue along said lake 60 feet more or less to a point located North 89 degrees 9 minutes 19 seconds West, 20.95 feet from an iron pipe stake; thence South 89 degrees 9 minutes 19 seconds East, 20.95 feet to said iron pipe stake; thence North 19 degrees 23 minutes 46 seconds East, 53.52 feet to an iron pipe stake; thence South 88 degrees 18 minutes 53 seconds East, 82.26 feet to an iron pipe stake; thence South 84 degrees 44 minutes 15 seconds East, 47.75 feet to an iron pipe stake; thence South 10 degrees 25 minutes 21 seconds East, 22.95 feet to an iron pipe stake; thence South 4 degrees 51 minutes 7 seconds East, 20.15 feet to an iron pipe stake; thence South 4 degrees 38 minutes 42 seconds East, 91.55 feet; thence North 87 degrees 25 minutes 18 seconds West, 157.40 feet; thence North 25 degrees 59 minutes 11 seconds West, 19.08 feet to the POINT OF BEGINNING.

AND

A parcel of land being part of Carswells Park, located in Sections 35, and 36, Town 4 North, Range 16 East, Walworth County, Wisconsin, described as: commencing at the shore of Mill Lake at the most northerly corner of Certified Survey Map No. 627, recorded in Volume 3 at page 95 of Walworth County Certified Survey Maps; thence along the shore of said Mill Lake northeasterly, 65 feet more or less; thence continue along said lake 60 feet more or less to a point located North 89 degrees 9 minutes 19 seconds West, 20.95 feet from an iron pipe stake; thence North 19 degrees 23 minutes 46 seconds East, 53.52 feet to an iron pipe stake; thence North 2 degrees 36 minutes 26 seconds West, 21.42 feet to the point of beginning; thence continue North 2 degrees 36 minutes 26 seconds West, 128.51 feet to a roadway; thence South 88 degrees 51 minutes 40 seconds East, 20.05 feet along said roadway to an iron pipe stake; thence South 2 degrees 37 minutes 58 seconds East, 99.00 feet to an iron pipe stake; thence South 19 degrees 23 minutes 46 seconds West, 32.18 feet; thence North 81 degrees 0 minutes 24 seconds West, 8.16 feet to the point of beginning.

SUBJECT TO existing easements for ingress and egress for the parcel of land to the West known as Tax Key No. HCA 00055B and the parcel to the East known as Tax Key No. HCA 00056A2 as set forth in the instrument recorded August 6, 2014 as Document No. 889370.



Bearings referenced to the North line of Tax Parcels HCA 00056A2, HCA 00056A3, HCA 00056, HCA 00056B and HCA 00062, recorded as N88°48'W on a "Plat of Carswells 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 35-4-16. A rotation of 4°07'05" 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).

Witness Monument
Section 26-4-16
(N. 285,355.34)
(E. 2,383,028.86)

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)

West line of the Northeast 1/4 of Section 35-4-16
recorded as N1°20'12"W 822.27' State Plane

West 1/16 Corner of
the Northeast 1/4
Section 35-4-16.
(N. 281,500.48)
(E. 2,383,075.16)

Center 1/4 Corner
Section 35-4-16
(N. 281,500.48)
(E. 2,383,075.16)

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Mill Lake

Elevation on December 9, 2024
884.45

Benchmark
Top of Iron Rod
Elevation=888.06

Most Northerly Corner
of C.S.M. 627

West 1/16 Corner of
the Northeast 1/4
Section 35-4-16.

Center 1/4 Corner
Section 35-4-16

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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.

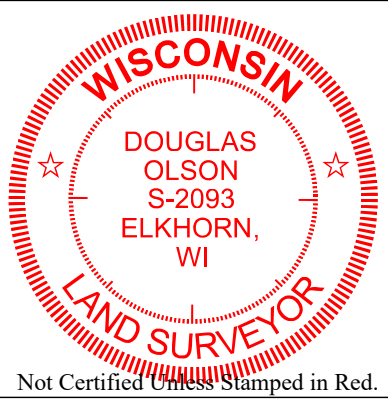
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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing 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



Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Concrete Monument
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Utility Pedestal
- Concrete Cover
- Septic Vent
- Asphalt Surface
- Concrete Surface
- Stone or Gravel Surface
- Brick Pavers

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



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Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

Scale in Feet

1" = 20'



Survey date: December 10, 2024.

Revisions:

2024.127