Plat of Survey

of

Lots 1 & 2 of Certified Survey Map No. 4877,

recorded in Vol. 32 of Certified Survey Maps of Walworth County on Page 295 and located in the Northwest 1/4 of the Southeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northwest 1/4, and in Government Lot 1 in the Southwest 1/4, all in Section 11, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin.

Surveyed for: **Robert Klug**
N9101 Stone School Road
East Troy, Wisconsin. 53120

Bearings referenced to the centerline of Stone School Road, recorded as N0°20'E on survey by Lloyd L. Jensen in 1942, which produces a bearing of N0°06'05"E on the East line of the Southwest 1/4 of Section 11-4-18 as currently monumented with county markers. A rotation of 0°17'12" 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).

Miramar Road

East 1/8 Corner of the Northwest 1/4 of Section 11-4-18
Per Walworth County Section Corner records, a 1942 survey by Lloyd L. Jensen, numerous resurveys and deeds of record. Monument may be in place under new pavement. Location was calculated from Certified Survey Map No. 4335.

N89°39'00"E 33.00'

Northeast Corner of Lot 1 CSM 4335

Southeast Corner of Lot 2 CSM 4335

N0°20'00"E 49.50'

(497.07') 479.07'

S0°20'00"W 1239.26'

recorded as(S00°20'W 1293.74') S0°20'00"W 1293.46'

760.19'

S0°20'00"W 175.00'

recorded as(S00°20'W 175.00')

158.38'

Stone School Road (66' Wide)

Center 1/4 Corner Section 11-4-18
N. 303,643.28
E. 2,446,364.79

South 1/4 Corner Section 11-4-18
N. 301,004.31
E. 2,446,373.32

Lot 21
Eastwood Estates

Tax Parcel
PET 1100041
Doc No. 478466

Tax Parcel
PET 1100019

Tax Parcel
PET 1100020

Tax Parcel
PET 1100021

Tax Parcel
PET 1100039
Doc No. 84934

Tax Parcel
PET 1100042
Doc No. 506142

Tax Parcel
PET 1100039
Doc No. 84934

Fence 0.5' E. of line

Fence 0.2' N. of line

recorded as(S82°32'E 295.60') S82°31'44"E 296.55'

S79°32'00"E 280.00'

Wire Fence

Exception
Doc. No. 989755

Fence 1.0' N. of line

N46°40'00"E 19.86'

S82°31'44"E 4.00'

N07°50'E (N0°20'E) 16.57' (16.64')

51.33'

22.78'

19.46'

2.26'

33.44'

"Private Way"
Doc. No. 994506
(33' Wide)

201.91'

(16.5')

recorded as(S82°14'E 504.22')
S82°15'16"E 504.48'

S82°15'16"E 471.20'

recorded as(N82°14'W 504.22')
N82°14'52"W 504.42'

419.87'
471.14'
437.70'

Shed

Garage

House
N9101

48.1'

20.4'

20.3'

21.7'

4.0'

9.0'

4.1'

47.4'

30.0'

22.2'

Shed
12.5'

10.4'

269.29'

Concrete Curb

Overhead Wires

273.69'
(273.58')

33.28'

(33.28')

16.64'

(16.64')

Wire Fence

Wood Fence

Mound System

recorded as(N6°44'E 245.00')
N6°39'05"E 244.66'

182.90'
(183.00')

Fence on line

Benchmark
Top of Metal Fence Post, Elev.=908.30.

Lot 1
Tax Parcel
PA487700001
1.677 Acres
73,073 Sq.Ft.
1.657 Acres
72,183 Sq.Ft.
Exclusive of "Private Way"

S3°35'00"E 64.00'

S11°00'00"E 51.00'

S51°23'00"W 87.00'

64.27'

197.45'
(197.36')

74.3'

Lot 2
Tax Parcel
PA487700002
1.880 Acres
81,876 Sq.Ft.
1.717 Acres
74,813 Sq.Ft.
Exclusive of "Private Way"

Shed
39.4'
45.3'
50.6'
41.9'
43.4'
72.9'

S0°49'32"W 69.94'
recorded as(S0°41'W 70.00')

Wire Fences W. of line

Wood Fence 0.4' N. of line & 1.2' N. of line

N82°47'38"W 321.20'
recorded as(N82°50'10"W 321.41')

N82°15'26"W 471.89'
N82°15'26"W 505.17'
recorded as(N82°15'W 505.28')

Wood Fence 3.9' N. of line & 1.0' N. of line

Fence 1.2' S. of line

Fence 0.8' N. of line

Fence 1.3' N. of line

Fence 2.1' N. of line

Fence 0.5' E. of line

49.49'

Wire Fence

Fence on line

Overhead Wires

recorded as(N0°11'07"W 2639.18'State Plane N0°06'05"E 2639.06')
East line of the Southwest 1/4 of Section 11-4-18 as currently monumented with county markers.

N0°20'00"E 2492.85'
Centerline of the public road as surveyed by Lloyd L. Jensen in 1942 & 1950.
N0°20'00"E 3951.31'
recorded as(N0°29'E 3951.56')LLJ

Wisconsin
Douglas Olson
S-2093
Elkhorn, WI
Land Surveyor
Not Certified Unless Stamped in Red.

Legal Description of "Private Way"

A strip of land located in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4, all in Section 11, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, described as follows: Commence at the South 1/4 corner of said Section 11; thence North 0°20'00" East, along the centerline of Stone School Road, 2641.21 feet to the Point of Beginning, said point recorded as being 1310.38 feet South 0° 20' West of the East 1/8 section corner of the Northwest 1/4 of said Section 11; thence North 82°14'52" West 504.42 feet to an iron pipe; thence continue North 82°14'52" West 504.42 feet to an iron pipe; thence continue North 46°40'00" East 2.23 feet to an iron pipe; thence continue North 46°40'00" East 18.88 feet to an iron pipe; thence South 82°31'44" East 4.00 feet to an iron pipe; thence North 0°20'00" East 16.64 feet; thence South 82°15'16" East 504.48 feet to a point on said centerline of Stone School Road; thence South 0°20'00" West, along said centerline, 33.28 feet to the Point of Beginning

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

PA4877-1
PA4877-2
418-2688

RECEIVED
JAN 21 2020
By

Survey date: May 20, 2019.
Revisions: No. 1 – Proposed Lot Line Adjustment
No. 2 – Proposed 2 Lot Certified Survey Map
No. 3 – Labeled Lots as "Private Way"
No. 4 – Recorded Documents

Scale in Feet
1" = 30'
0' 15' 30' 60' 90'

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

Legend of Symbols & Abbreviations

Found County Section Corner
Found Iron Pipe
Found Iron Rod
Found Mag Nail
Recorded Information
Utility Pole
Utility Pedestal
Shutoff Valve
Concrete Cover
Soil Boring
Gas Sign
Asphalt Surface
Concrete Surface
Gravel Surface
Brick Pavers

North
East
Meter
In, Bearings
Minutes
Seconds
In Distances
Inches
No. Number
NE Northeast
Dia. Diameter

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2019.005

2019.005