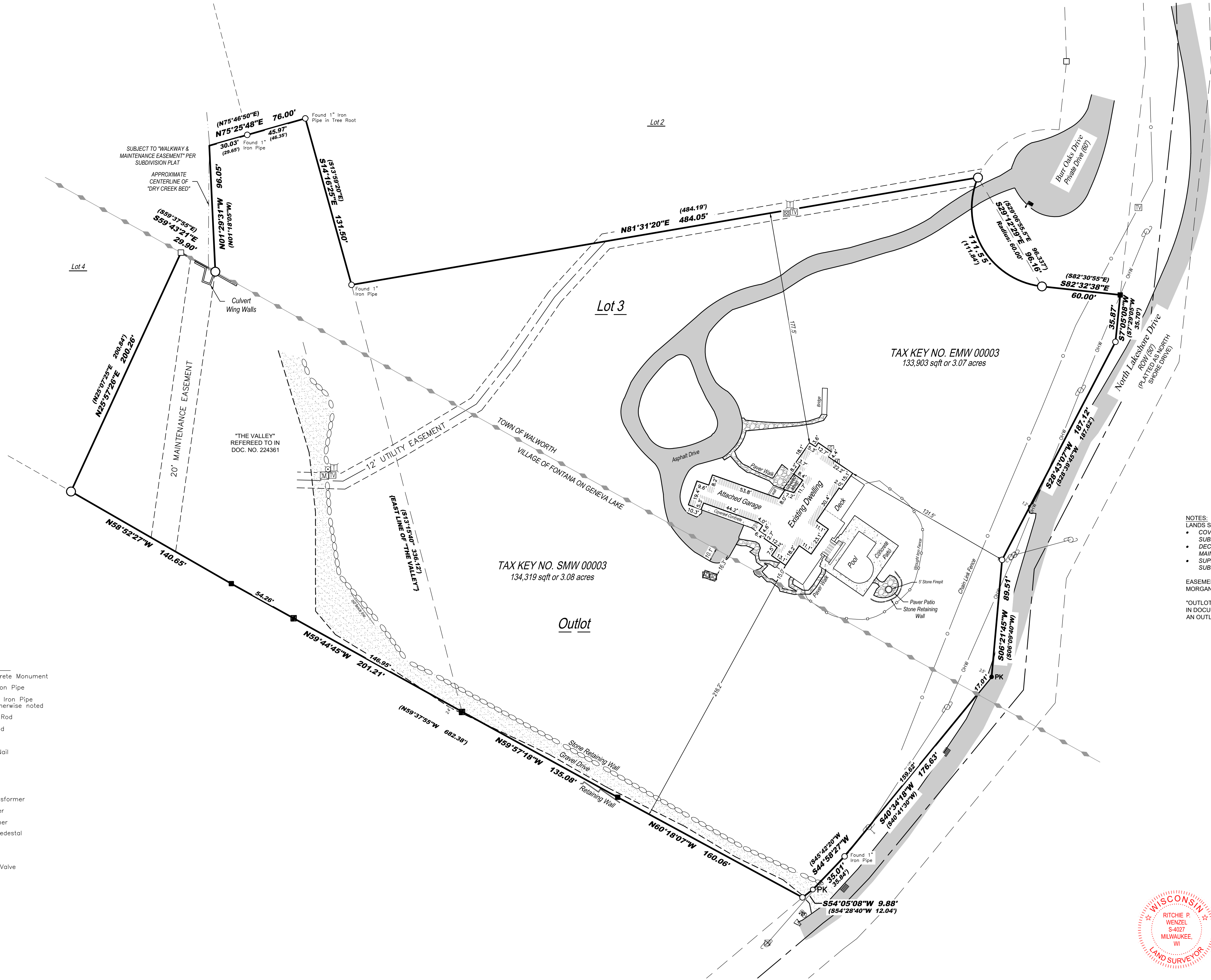


- Legend:
- Found Concrete Monument
 - Found 2" Iron Pipe
 - Found 1 1/2" Iron Pipe unless otherwise noted
 - Found Iron Rod
 - Set Iron Rod
 - Set PK Nail
 - Found PK Nail
 - Utility Pole
 - Guy Anchor
 - Light Pole
 - Electric Transformer
 - Electric Meter
 - Air Conditioner
 - Telephone Pedestal
 - TV Pedestal
 - Fire Hydrant
 - Water Main Valve
 - Storm Inlet
 - End Section
 - Gas Meter
 - Mail Box



- NOTES:
- LANDS SHOWN ON THIS SURVEY ARE SUBJECT TO:
- COVENANTS AND RESTRICTIONS TO LOTS 1, 2, 3, 4 AND 5 MORGAN WOODS SUBDIVISION LISTED ON SHEET 2 OF DOCUMENT NO. 220758
 - DECLARATION AND CREATION OF EASEMENTS AND ESTABLISHMENT OF MAINTENANCE AND IMPROVEMENT FUNDS AS LISTED ON DOCUMENT NO. 220759
 - SUPPLEMENTAL COVENANTS AND RESTRICTIONS FOR MORGAN WOODS SUBDIVISION AS LISTED ON DOCUMENT NO. 224361

EASEMENTS SHOWN ARE AS DEPICTED ON THE FINAL SUBDIVISION PLAT FOR MORGAN WOODS.

"OUTLOT" AS SHOWN ON PLAT OF MORGAN WOODS. THE OUTLOT IS NOT MENTIONED IN DOCUMENTS OF RECORD THAT ARE SUPPLEMENTAL TO MORGAN WOODS, NOR IS AN OUTLOT OF MORGAN WOODS MENTIONED IN A DEED OF RECORD.

NOTE:

SOUTHWEST LINE RETRACED FROM PREVIOUS SURVEY BY FARRIS, HANSEN & ASSOCIATES DATED 06/24/2008. THE SOUTHWEST LINE WAS PLATTED AS A STRAIGHT LINE. MONUMENTS FOUND ALONG THIS LINE, HELD FOR BOUNDARY LINES FOR PROPERTIES SOUTHERLY, CAUSE ANGLE POINTS IN THIS BOUNDARY LINE.

BEARINGS HEREON RELATE TO THE NORTH LINE OF LOT 3 OF MORGAN WOODS RUNNING WEST FROM BURR OAKS DRIVE; ASSUMED BEARING NORTH 81°31'20" EAST.

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, 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 insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Ritchie P. Wenzel
Ritchie P. Wenzel, Professional Land Surveyor, S-4027



Plat of Survey for Bennett Rosenthal



Project No.
24.5077
Field Work Date: 08/19/24
Field Work: Seth

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

Legal Description:

PARCEL 1:
LOT 3 OF MORGAN WOODS, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 16N, RANGE 10E, COUNTY OF WALWORTH, STATE OF WISCONSIN, AND PART OF LOT 14 OF SECTION 14, TOWNSHIP 16N, RANGE 10E, COUNTY OF WALWORTH, STATE OF WISCONSIN, ALL LOCATED IN TOWN OF WALWORTH AND VILLAGE OF FONTANA, WALWORTH COUNTY, WISCONSIN.

PARCEL 2:
UNDIVIDED ONE-FIFTH (1/5) INTEREST IN THE 60 FOOT WIDE PRIVATE DRIVE AS DEPICTED AND DESIGNATED AS BURR OAKS DRIVE ON SAID PLAT OF SUBDIVISION OF MORGAN WOODS REFERRED TO ABOVE.

PARCEL 3:
THE REMAINDER OF THE EASEMENTS GRANTED AND CREATED IN ACCORDANCE WITH AND SUBJECT TO DECLARATION OF CREATION OF EASEMENTS AND ESTABLISHMENT OF MAINTENANCE AND IMPROVEMENT FUNDS, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 539 OF RECORDS ON PAGE 987-A, AS DOCUMENT NO. 220759, AND AS DEPICTED ON SAID PLAT OF MORGAN WOODS SUBDIVISION REFERRED TO ABOVE.

Tax ID: EMW 00003 & SMW 00003

