PLAT OF SURVEY

BEING ALL OF LOT 1 OF C.S.M. NO. 6581, AND PART OF LOT 4 OF C.S.M. NO. 4345, LOCATED IN THE SE 1/4 OF SECTION 20, T.8N., R.17E., VILLAGE OF LAC LABELLE, WAUKESHA COUNTY, WISCONSIN

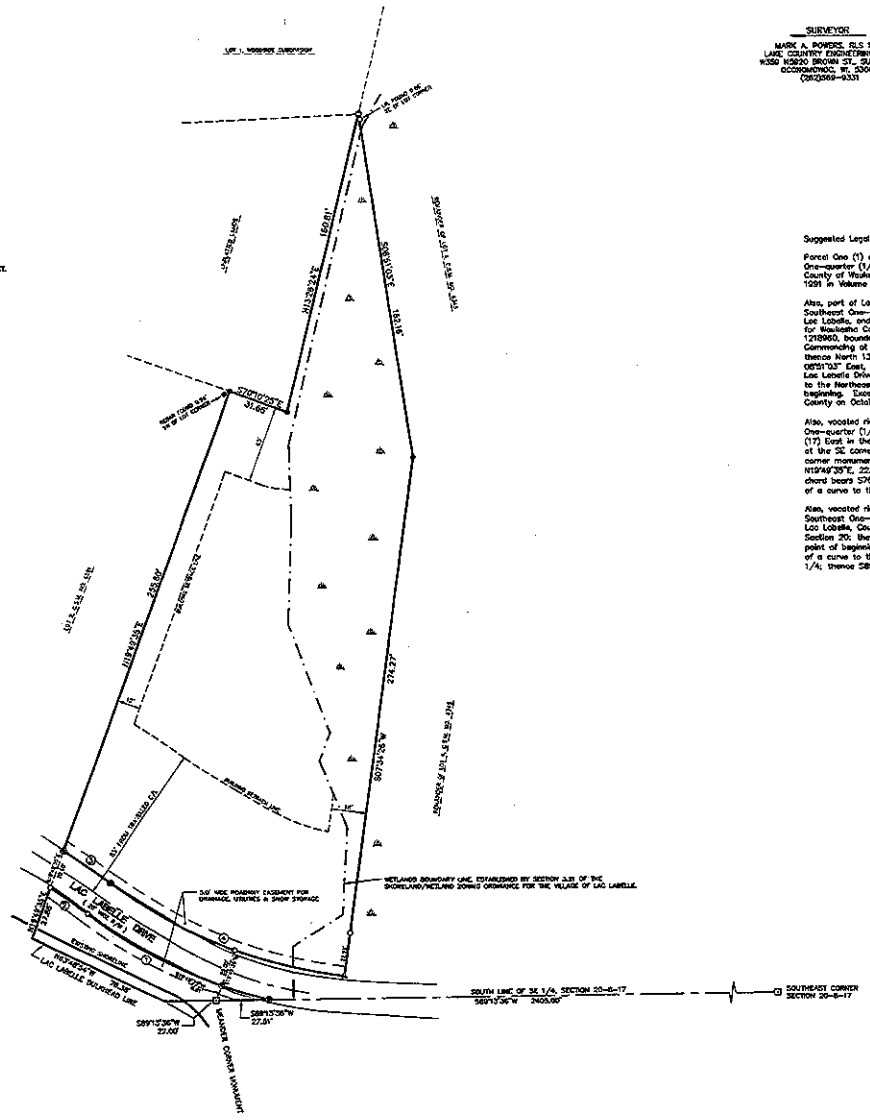
SURVEYOR
MARK A. POWERS, RLS 1701
LAKE COUNTRY ENGINEERING, INC.
W359 N5920 BROWN ST., SUITE 102
OCONOMOWOC, WI. 53066
(262)569-9331

SURVEY FOR
MARJORIE AND SALLY DAY
236 LAC LABELLE DRIVE
OCONOMOWOC, WI. 53066

LEGEND
- ☒ - CONC MON W/ BRASS CAP
- ⊙ - 2" DIA. IRON PIPE FOUND
- ○ - 1" DIA. IRON PIPE FOUND
- ● - 3/4" DIA. REBAR FOUND
- ⊗ - RAILROAD SPIKE SET IN ASPHALT
- △ - 1.25" DIA IRON PIPE SET, 18" LONG, WT. = 1.68 LBS/FT

SCALE : 1" = 30'

GENERAL NOTES :
1) TOTAL LOT AREA = 42,829 SQ. FT. (0.983 ACRES)
2) EXISTING FENCELINE NOT SHOWN AT CLIENT'S REQUEST.



CURVE 1
DELTA = 22°09'00"
RADIUS = 274.10'
BRG = S64°17'57"E
CHORD DIST = 104.60'
ARC DIST = 105.97'

CURVE 2
DELTA = 02°48'50"
RADIUS = 469.70'
BRG = S54°38'25"E
CHORD DIST = 23.76'
ARC DIST = 23.77'

CURVE 3
DELTA = 03°28'43"
RADIUS = 469.70'
BRG = N54°03'31.5"E
CHORD DIST = 28.77'
ARC DIST = 28.77'

CURVE 4
DELTA = 29°48'02"
RADIUS = 234.10'
BRG = N65°08'29"E
CHORD DIST = 120.75'
ARC DIST = 122.24'

Suggested Legal Description:

Parcel One (1) of CERTIFIED SURVEY MAP No. 6581, being a part of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty (20), in Township Eight (8) North, Range Seventeen (17) East in the Village of Lac Labelle, County of Waukesha, State of Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County on October 30, 1991 in Volume 54 of Certified Survey Maps on Pages 312 to 315 inclusive, as Document No. 1681864.

Also, part of Lot Four (4) in CERTIFIED SURVEY MAP No. 4345, being a part of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty (20), in Township Eight (8) North, Range Seventeen (17) East in the Village of Lac Labelle, and Town of Oconomowoc, County of Waukesha, State of Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County on June 28, 1983 in Volume 34 of Certified Survey Maps on Pages 232 to 236 inclusive, as Document No. 1218960, bounded and described as follows:
Commencing at the Southwest corner of Lot 4 of said Certified Survey Map No. 4345, said point being the point of beginning; thence North 13°28'24" East along the West line of said Certified Survey Map No. 4345, 410.06 feet to a point; thence South 08°51'03" East, 163.16 feet to a point; thence South 07°34'26" West, 254.28 feet to a point on the North right-of-way line of Lac Labelle Drive; thence Northwesterly 95.82 feet on said right-of-way line being on the arc of a curve, whose center line lies to the Northeast, whose radius is 234.00 feet and whose chord bears North 71°27'58" West, 95.15 feet to the point of beginning. Excepting therefrom Certified Survey Map No. 6581 recorded in the Office of the Register of Deeds for Waukesha County on October 30, 1991 in Volume 54 of Certified Survey Maps on Page 312 to 315 inclusive, as Document No. 1681864.

Also, vacated right-of-way adjacent to Lot Four (4) in CERTIFIED SURVEY MAP No. 4345, being a part of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty (20), in Township Eight (8) North, Range Seventeen (17) East in the Village of Lac Labelle, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the SE corner of said Section 20; thence S89°13'36"W, along the south line of said SE 1/4, 2405.00 feet to a meander corner monument; thence N19°49'35"E, 28.81 feet to the point of beginning of the hereinafter described lands; thence continuing N19°49'35"E, 22.68 feet to a point; thence 53.79 feet along the arc of a curve to the left, with a radius of 234.00 feet, whose chord bears S76°36'43.5"E, 53.67 feet to a point; thence S07°34'26"W, 22.99 feet to a point; thence 58.69 feet along the arc of a curve to the right, with a radius of 254.10 feet, whose chord bears N76°27'05"W, 58.556 feet to the place of beginning.

Also, vacated right-of-way in CERTIFIED SURVEY MAP No. 4345, being a part of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty (20), in Township Eight (8) North, Range Seventeen (17) East in the Village of Lac Labelle, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the SE corner of said Section 20; thence S89°13'36"W, along the south line of said SE 1/4, 2405.00 feet to a meander corner monument and the point of beginning of the hereinafter described lands; thence N19°49'35"E, 8.61 feet to a point; thence 25.79 feet along the arc of a curve to the left, with a radius of 274.10 feet, whose chord bears S72°33'14.5"E, 25.78 feet to the south line of said SE 1/4; thence S89°13'36"W, along said south line, 27.91 feet to the place of beginning.

WISCONSIN
MARK A. POWERS
S-1701
OCONOMOWOC, WI
LAND SURVEYOR

August 6, 2007

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

LAKE COUNTRY ENGINEERING, INC.
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REVISION DATE	COMMENTS
8-06-2007	UPDATE EXTERIOR AND LEGAL

PLAT OF SURVEY

FOR : MARJORIE AND SALLY DAY
OF : ALL OF LOT 1, C.S.M. NO. 6581 AND PART OF LOT 4, C.S.M. NO. 4345

SCALE : 1" = 30'	PROJECT NO. : 06-1414
DRAFTED BY : M.A.P.	DATE : AUGUST, 2006
CHECKED BY : M.A.P.	SHEET NUMBER : 1 OF 1