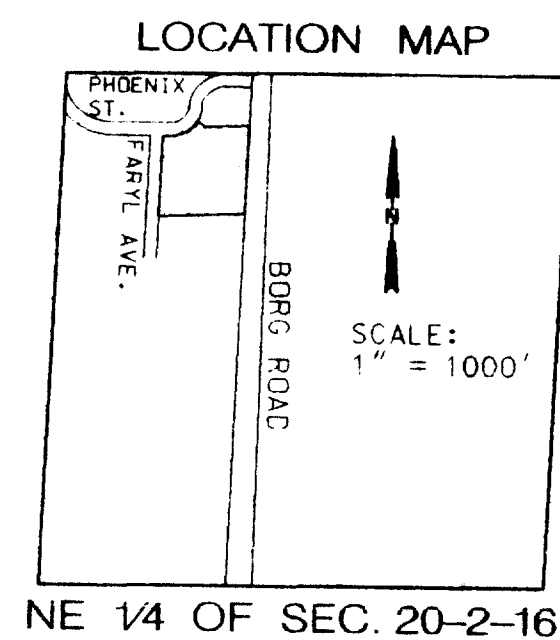


ALTA /ACSM SURVEY



NOTE:
UTILITY AS-BUILT INFORMATION
TAKEN FROM CITY OF DELAVAN
PLANS DATED 5-16-85. NOT
FIELD VERIFIED.

CONCRETE MON.
W/BRASS CAP
NORTH 1/4 CORNER
SEC. 20-2-16

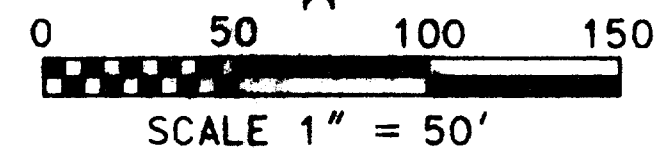
NOTH LINE OF SEC. 20-2-16 N89°43'56"E 2718.15
966.67 1751.47

CONCRETE MON.
W/BRASS CAP
NE CORNER OF
SEC. 20-2-16

LEGEND

- 1" IRON PIPE FOUND
 Ø 2"x36" IRON PIPE SET
 WEIGHING 3.65 * /L.F.
 ☑ ELECTRIC METER
 | SIGN
 — X — FENCE
 — UE — UNDERGROUND
 ELECTRIC
 ● GATE VALVE
 ♂ HYDRANT
 △ EASEMENTS
 SEE TABLE
 () RECORDED AS

BASIS OF BEARING-
THE NORTH LINE
OF THE NE¹/₄ OF
SEC. 20-2-16 WAS
TAKEN TO BEAR
N89°43'56"E.



C1 CURVE DATA	
DELTA	56°11'39"
RADIUS	170.00
ARC	166.73
CHD. BRG.	N59°56'07"E
CHD. LENGTH	160.13

EASEMENT TABLE			
NO.	TYPE	GRANTEE	RECORDING INFORMATION
9	UTILITY EASEMENT AS SHOWN	FROM PLAT	CAB "B" SLIDE 37-38
10	ACCESS LIMITATION TO STH "15"	FROM PLAT	CAB "B" SLIDE 37-38
13	UTILITY EASEMENT AS SHOWN	CITY OF DELAVAN	VOL 418 PAGE 611
14	UTILITY EASEMENT AS SHOWN	CITY OF DELAVAN	VOL 505 PAGE 209
15	RELEASE OF EASEMENT FOR RIGHT OF WAY	-----	VOL 464 PAGE 758
16	ACCESS/PARKING AS SHOWN	CLOWN HALL OF FAME	VOL 464 PAGE 756
17	INGRESS/EGRESS/PARKING AS SHOWN	CITY OF DELAVAN	VOL 464 PAGE 757
19	ANY EASEMENTS IN VACATED FARLY AVE.	SUB. PLAT	CAB "B" SLIDE 37-38

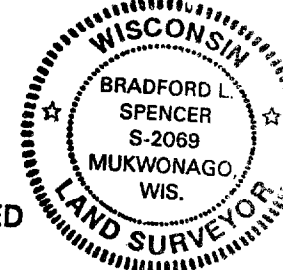
SURVEYOR'S CERTIFICATE:

TO KEEFE & ASSOCIATES, INC., AND THE STEWART TITLE GUARANTY COMPANY,
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN
1997, AND INCLUDED ITEMS 1,2,4,8 OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY
STANDARDS OF AN URBAN SURVEY.

DATE: 12/10/48

BRADFORD L. SPENCER, R.L.S. #2069

THIS IS ORIGINAL
PRINT ONLY IF
SEAL IS IMPRINTED
IN RED



LEGAL DESCRIPTION:

PART OF LOT 1 OF CERTIFIED SURVEY MAP #1226 LOCATED IN THE NW¹/₄ OF THE NE¹/₄ OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SECTION 20; THENCE S89°43'10"E, A DISTANCE OF 751.41' TO A POINT; THENCE S02°22'16"W, A DISTANCE OF 270.60' TO THE POINT OF BEGINNING; THENCE CONTINUING S02°22'16"W ALSO BEING THE WEST RIGHT OF WAY OF BORG ROAD, A DISTANCE OF 455.46' TO A POINT; THENCE S88°00'43"W, A DISTANCE OF 449.16' TO A POINT ON THE RIGHT OF WAY OF FARYL AVE.; THENCE WITH THE EASTERLY RIGHT OF WAY OF SAID FARYL AVE. N02°24'34"E, A DISTANCE OF 415.77' TO A POINT ON THE RIGHT OF WAY OF PHOENIX STREET; THENCE WITH SOUTHERLY RIGHT OF WAY OF SAID PHOENIX STREET N88°01'57"E, A DISTANCE OF 40.25' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 166.73', SAID CURVE HAVING A RADIUS OF 170.00', A CHORD THAT BEARS N59°56'07"E FOR A DISTANCE OF 160.13' TO A POINT; THENCE S46°58'05"E, A DISTANCE OF 50.68' TO A POINT; THENCE N87°59'19"E, A DISTANCE OF 234.54' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.6044 ACRES MORE OR LESS.

CSM MAP #1226 RECORDED IN VOL. 5 OF CERTIFIED SURVEY MAPS, PAGE 332 AS DOC. # 79388.

OWNER:
KEEFE AND ASSOCIATES, INC.
1155 E. GENEVA STREET
DELAVAN, WI 53115

SURVEYOR/ENGINEER:
RSV ENGINEERING, INC.
801 MAIN STREET
MUKWONAGO, WI 53149

RECEIVED
MAY 11 1999
SHEET 1 OF

INSTRUMENT DRAFTED BY: BRADFORD L. SPENCER, R.L.S., S-2069

YA-1226-1
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RSV# JULIEDWG-98133.DGN 6/1/98 REV. 12/10/98