Plat of Survey

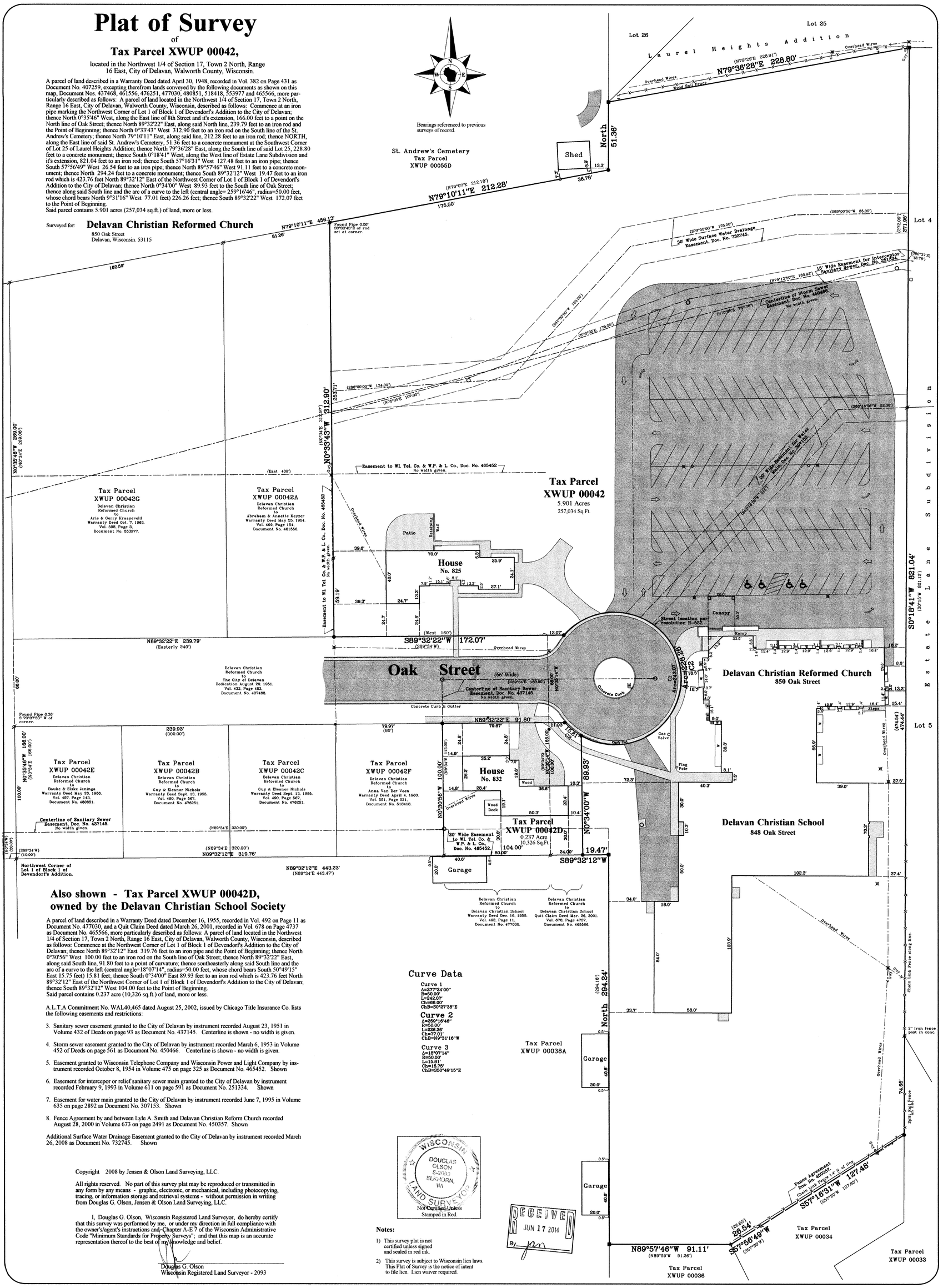
of

Tax Parcel XWUP 00042,

located in the Northwest 1/4 of Section 17, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin.

A parcel of land described in a Warranty Deed dated April 30, 1948, recorded in Vol. 382 on Page 431 as Document No. 407259, excepting therefrom lands conveyed by the following documents as shown on this map, Document Nos. 437468, 461556, 476251, 477030, 480851, 518418, 553977 and 465566, more particularly described as follows: A parcel of land located in the Northwest 1/4 of Section 17, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows: Commence at an iron pipe marking the Northwest Corner of Lot 1 of Block 1 of Devendorf's Addition to the City of Delavan; thence North 0°35'46" West, along the East line of 8th Street and it's extension, 166.00 feet to a point on the North line of Oak Street; thence North 89°32'22" East, along said North line, 239.79 feet to an iron rod and the Point of Beginning; thence North 0°33'43" West 312.90 feet to an iron rod on the South line of the St. Andrew's Cemetery; thence North 79°10'11" East, along said line, 212.28 feet to an iron rod; thence NORTH, along the East line of said St. Andrew's Cemetery, 51.36 feet to a concrete monument at the Southwest Corner of Lot 25 of Laurel Heights Addition; thence North 79°36'28" East, along the South line of said Lot 25, 228.80 feet to a concrete monument; thence South 0°18'41" West, along the West line of Estate Lane Subdivision and it's extension, 821.04 feet to an iron rod; thence South 57°16'31" West 127.48 feet to an iron pipe; thence South 57°56'49" West 26.54 feet to an iron pipe; thence North 89°57'46" West 91.11 feet to a concrete monument; thence North 294.24 feet to a concrete monument; thence South 89°32'12" West 19.47 feet to an iron rod which is 423.76 feet North 89°32'12" East of the Northwest Corner of Lot 1 of Block 1 of Devendorf's Addition to the City of Delavan; thence North 0°34'00" West 89.93 feet to the South line of Oak Street; thence along said South line and the arc of a curve to the left (central angle= 259°16'46", radius=50.00 feet, whose chord bears North 9°31'16" West 77.01 feet) 226.26 feet; thence South 89°32'22" West 172.07 feet to the Point of Beginning.
Said parcel contains 5.901 acres (257,034 sq.ft.) of land, more or less.

Surveyed for: **Delavan Christian Reformed Church**
850 Oak Street
Delavan, Wisconsin. 53115



Also shown - Tax Parcel XWUP 00042D, owned by the Delavan Christian School Society

A parcel of land described in a Warranty Deed dated December 16, 1955, recorded in Vol. 492 on Page 11 as Document No. 477030, and a Quit Claim Deed dated March 26, 2001, recorded in Vol. 678 on Page 4737 as Document No. 465566, more particularly described as follows: A parcel of land located in the Northwest 1/4 of Section 17, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows: Commence at the Northwest Corner of Lot 1 of Block 1 of Devendorf's Addition to the City of Delavan; thence North 89°32'12" East 319.76 feet to an iron pipe and the Point of Beginning; thence North 0°30'56" West 100.00 feet to an iron rod on the South line of Oak Street; thence North 89°32'22" East, along said South line, 91.80 feet to a point of curvature; thence southeasterly along said South line and the arc of a curve to the left (central angle=18°07'14", radius=50.00 feet, whose chord bears South 50°49'15" East 15.75 feet) 15.81 feet; thence South 0°34'00" East 89.93 feet to an iron rod which is 423.76 feet North 89°32'12" East of the Northwest Corner of Lot 1 of Block 1 of Devendorf's Addition to the City of Delavan; thence South 89°32'12" West 104.00 feet to the Point of Beginning.
Said parcel contains 0.237 acre (10,326 sq.ft.) of land, more or less.

A.L.T.A Commitment No. WAL40,465 dated August 25, 2002, issued by Chicago Title Insurance Co. lists the following easements and restrictions:

3. Sanitary sewer easement granted to the City of Delavan by instrument recorded August 23, 1951 in Volume 432 of Deeds on page 93 as Document No. 437145. Centerline is shown - no width is given.
4. Storm sewer easement granted to the City of Delavan by instrument recorded March 6, 1953 in Volume 452 of Deeds on page 561 as Document No. 450466. Centerline is shown - no width is given.
5. Easement granted to Wisconsin Telephone Company and Wisconsin Power and Light Company by instrument recorded October 8, 1954 in Volume 475 on page 325 as Document No. 465452. Shown
6. Easement for intercepor or relief sanitary sewer main granted to the City of Delavan by instrument recorded February 9, 1993 in Volume 611 on page 591 as Document No. 251334. Shown
7. Easement for water main granted to the City of Delavan by instrument recorded June 7, 1995 in Volume 635 on page 2892 as Document No. 307153. Shown
8. Fence Agreement by and between Lyle A. Smith and Delavan Christian Reform Church recorded August 28, 2000 in Volume 673 on page 2491 as Document No. 450357. Shown

Additional Surface Water Drainage Easement granted to the City of Delavan by instrument recorded March 26, 2008 as Document No. 732745. Shown

Curve Data

Curve 1
Δ=277°24'00"
R=50.00'
L=242.07'
Ch=66.00'
ChB=S0°27'38"E

Curve 2
Δ=259°16'46"
R=50.00'
L=226.26'
Ch=77.01'
ChB=N9°31'16"W

Curve 3
Δ=18°07'14"
R=50.00'
L=15.81'
Ch=15.75'
ChB=S50°49'15"E

Copyright 2008 by Jensen & Olson Land Surveying, LLC.

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, Jensen & Olson Land Surveying, LLC.

I, Douglas G. Olson, Wisconsin Registered Land Surveyor, do hereby certify that this survey was performed by me, or under my direction in full compliance with the owner's/agent's instructions and Chapter A-E 7 of the Wisconsin Administrative Code "Minimum Standards for Property Surveys", and that this map is an accurate representation thereof to the best of my knowledge and belief.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

WISCONSIN DOUGLAS GLSON S-2093 ELKHORN, WI LAND SURVEYOR
Not Certified Unless Stamped in Red.

RECEIVED JUN 17 2014 By

Notes:

1) This survey plat 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.

Sheet 1 of 1 Sheets

Drawing Name: t2nr16e-2008107NEW2013-Plat REV 2.sq

Job Reference Number
1999.008

1999.008

Legend
- Found Concrete Monument
- Found Iron Pipe
- Found Iron Rod
- Set Iron Rod, 1 3/16" dia.
- ( ) Recorded Information
- Manhole
- Fire Hydrant
- Utility Pole
- Gas Meter
- Water Valve
- Window Well
- Storm Drain
- Basketball Hoop
- Concrete Surface
- Asphalt Surface

Jensen & Olson Land Surveying, LLC
45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
Email: jensen.olson@elknet.net

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

Survey date: August 27, 2002.
Revisions: No. 1 - Easements
No. 2 - New Parking

XWUP-42
XWUP-42d

002-2553