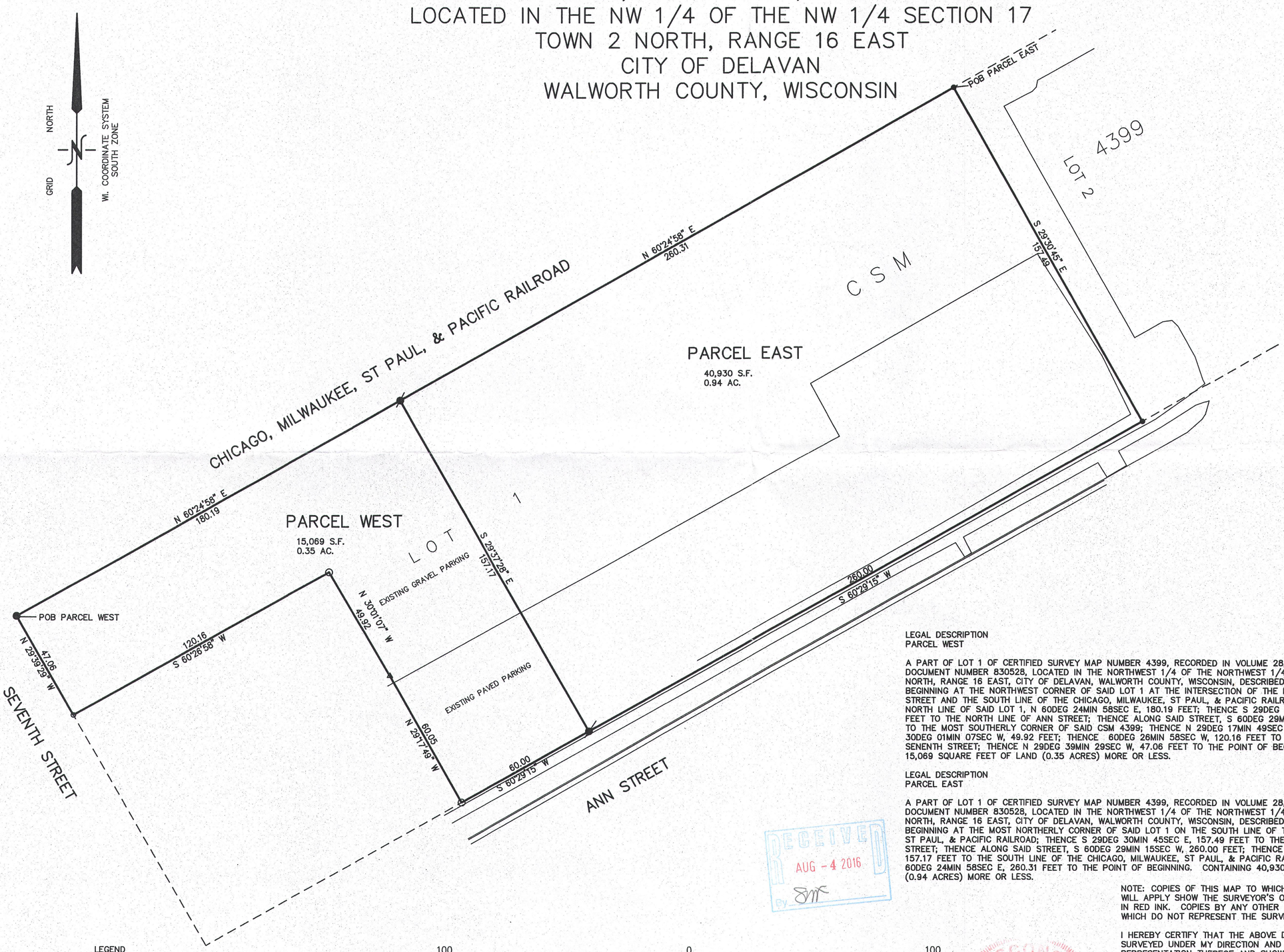
PLAT OF SURVEY
FOR PARCEL SPLIT

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP 4399
REC. IN VOL. 28, ON PAGE 261, AS DOC. 830528
LOCATED IN THE NW 1/4 OF THE NW 1/4 SECTION 17
TOWN 2 NORTH, RANGE 16 EAST
CITY OF DELAVAN
WALWORTH COUNTY, WISCONSIN



LEGAL DESCRIPTION
PARCEL WEST

A PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4399, RECORDED IN VOLUME 28, ON PAGE 261, AS DOCUMENT NUMBER 830528, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 AT THE INTERSECTION OF THE EAST LINE OF SEVENTH STREET AND THE SOUTH LINE OF THE CHICAGO, MILWAUKEE, ST PAUL, & PACIFIC RAILROAD; THENCE ALONG THE NORTH LINE OF SAID LOT 1, N 60DEG 24MIN 58SEC E, 180.19 FEET; THENCE S 29DEG 37MIN 28SEC E, 157.17 FEET TO THE NORTH LINE OF ANN STREET; THENCE ALONG SAID STREET, S 60DEG 29MIN 15SEC W, 60.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID CSM 4399; THENCE N 29DEG 17MIN 49SEC W, 60.05 FEET; THENCE N 30DEG 01MIN 07SEC W, 49.92 FEET; THENCE 60DEG 26MIN 58SEC W, 120.16 FEET TO THE EAST LINE OF SAID SENENTH STREET; THENCE N 29DEG 39MIN 29SEC W, 47.06 FEET TO THE POINT OF BEGINNING. CONTAINING 15,069 SQUARE FEET OF LAND (0.35 ACRES) MORE OR LESS.

LEGAL DESCRIPTION
PARCEL EAST

A PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4399, RECORDED IN VOLUME 28, ON PAGE 261, AS DOCUMENT NUMBER 830528, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1 ON THE SOUTH LINE OF THE CHICAGO, MILWAUKEE, ST PAUL, & PACIFIC RAILROAD; THENCE S 29DEG 30MIN 45SEC E, 157.49 FEET TO THE NORTH LINE OF ANN STREET; THENCE ALONG SAID STREET, S 60DEG 29MIN 15SEC W, 260.00 FEET; THENCE N 29DEG 37MIN 28SEC W, 157.17 FEET TO THE SOUTH LINE OF THE CHICAGO, MILWAUKEE, ST PAUL, & PACIFIC RAILROAD; THENCE N 60DEG 24MIN 58SEC E, 260.31 FEET TO THE POINT OF BEGINNING. CONTAINING 40,930 SQUARE FEET OF LAND (0.94 ACRES) MORE OR LESS.

RECEIVED
AUG - 4 2016
By SMF

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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 YEAR FROM THE DATE HEREOF.

DATED: JUNE 16, 2016

PETER S. GORDON P.L.S. 2101

LEGEND
- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ⊘ = SET IRON REBAR STAKE
- △ = FOUND NAIL
- (XXX) = RECORDED AS

100 90 80 70 60 50 40 30 20 10 0 50 100
MAP SCALE IN FEET ORIGINAL 1" = 30'

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

WORK ORDERED BY:
CITY OF DELAVAN
123 S. SECOND STREET
DELAVAN, WI. 53115

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 8468
DATE: 06-15-2016
SHEET NO. 1 OF 1

JUN 16 2016
6/16/2016 X:\Projects\8468_16\dcad\split 1

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