

PLAT OF SURVEY
PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN



PLAT OF SURVEY
CITY OF DELAVAN
WALWORTH COUNTY, WISCONSIN

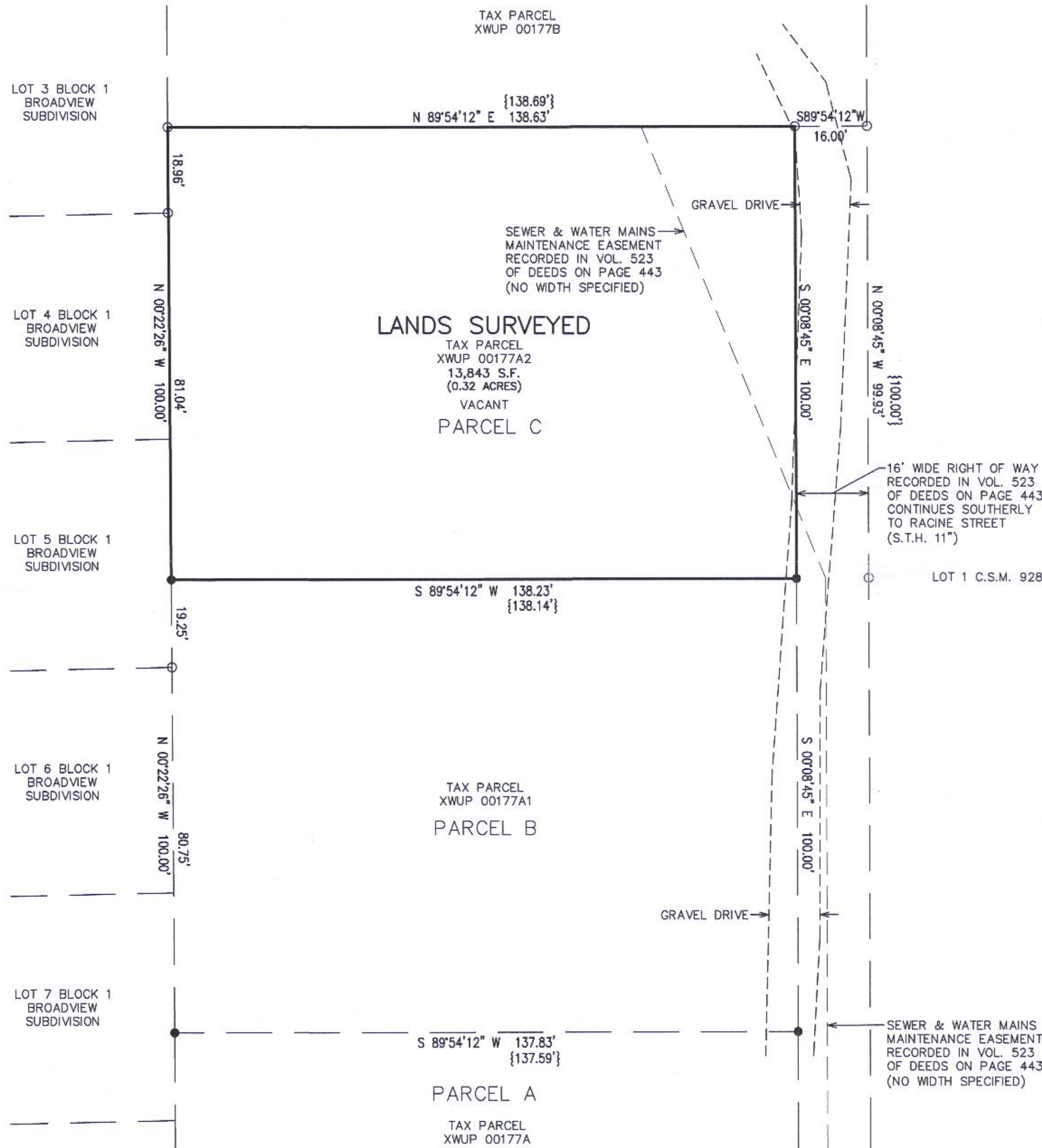
WORK ORDERED BY -
DUANE NEWMAN
N5488 NEWMAN DRIVE
ELKHORN, WI 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
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REVISIONS

PROJECT NO.
10218
DATE:
01/30/2020
SHEET NO.
1 OF 1

ASSIGNED THE WLY BOUNDARY OF C.S.M. 928
N 00°08'45" W



PARCEL A:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 16 EAST, IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTH 1/4 SECTION CORNER OF SAID SECTION 17; THENCE SOUTH 89° 30' EAST ALONG THE NORTH LINE OF SAID SECTION 808.93 FEET TO A POINT; THENCE SOUTH 1° 40' WEST 331.57 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 1° 40' WEST 250.93 FEET TO THE CENTER LINE OF STATE TRUNK HIGHWAY NO. 11; THENCE SOUTH 56° 40' WEST ALONG SAID CENTER LINE 92.00 FEET; THENCE NORTH 0° 13' 13" EAST 183.66 FEET; THENCE NORTH 89° 30' WEST 72.93 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 1, BROADVIEW SUBDIVISION; THENCE NORTH 1° 21' EAST ALONG THE EAST LINE OF SAID BROADVIEW SUBDIVISION 119.00 FEET; THENCE SOUTH 88° 20' EAST 153.59 FEET TO THE PLACE OF BEGINNING;

PARCEL B:
ALSO A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 16 EAST IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 SECTION CORNER OF SAID SECTION 17; THENCE SOUTH 89° 30' EAST ALONG THE NORTH LINE OF SAID SECTION 808.93 FEET TO A POINT; THENCE SOUTH 1° 40' WEST 231.57 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 1° 40' WEST 100.00 FEET; THENCE NORTH 88° 20' WEST 153.59 FEET TO THE EAST LINE OF BROADVIEW SUBDIVISION; THENCE NORTH 1° 21' EAST ALONG THE EAST LINE OF SAID SUBDIVISION 100.00 FEET; THENCE SOUTH 88° 20' EAST 154.14 FEET TO THE PLACE OF BEGINNING;

PARCEL C:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 16 EAST IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTH 1/4 SECTION CORNER OF SAID SECTION 17; THENCE SOUTH 89° 30' EAST ALONG THE NORTH LINE OF SAID SECTION 808.93 FEET TO A POINT; THENCE SOUTH 1° 40' WEST 131.57 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 1° 40' WEST 100.00 FEET; THENCE NORTH 88° 20' WEST 154.14 FEET TO THE EAST LINE OF BROADVIEW SUBDIVISION; THENCE NORTH 1° 21' EAST ALONG THE EAST LINE OF SAID SUBDIVISION 100.00 FEET; THENCE SOUTH 88° 20' EAST TO THE PLACE OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS OF LAND, A 16 FOOT RIGHT OF WAY DESCRIBED IN DEED RECORDED APRIL 16, 1958 IN VOLUME 523 OF DEEDS ON PAGE 443 AS DOCUMENT NO. 498798.

LEGAL DESCRIPTION PER CHICAGO TITLE
INSURANCE TITLE COMMITMENT NO. WA-11497
DATED 01/30/2020.

PERTINENT TO THIS SURVEY

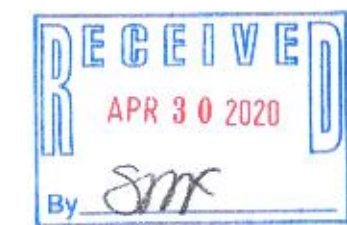
PERTINENT TO THIS SURVEY

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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE 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 YEAR FROM THE DATE HEREOF.

DATE: 1/30/2020

Brian M. Carlson P.L.S. 2039



LEGEND
○ = FOUND IRON PIPE STAKE
● = SET IRON REBAR STAKE
{XXX} = RECORDED AS



XWUP-177A2

002-2696