



PHOENIX STREET

BLOCK 3  
SARAH A. PHOENIX  
ADDITION TO DELEVAN

LOT 4 LOT 3 LOT 2 LOT 1

4TH STREET

PARCEL 3  
LOT 1  
CSM #924

PARCEL 2  
LOT 2  
CSM #924

AREA "C"

LEGEND

SITE KEY  
NOT TO SCALE

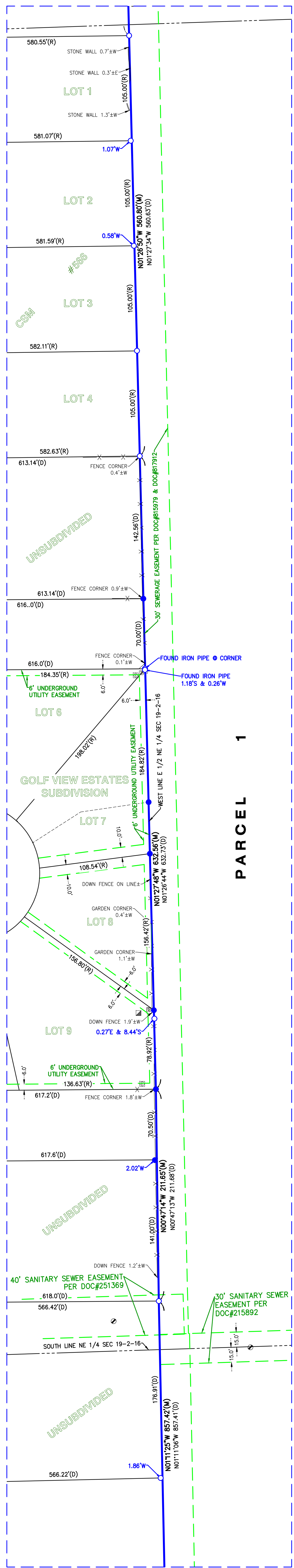
STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 12/29 A.D., 20 22.

Vanderstappen Land Surveying Inc.  
Design Firm No. 184-002792

By: *[Signature]*  
Illinois Professional Land Surveyor No. 3857 SHEET 1 OF 2



LEGEND			
●	CATCH BASIN	⊙	SET IRON BAR
•	DOWN GUY	⊙	SET IRON PIPE
☑	ELECTRIC RISER	⊙	SET SPIKE
⌋	FIRE HYDRANT	☒	TELEPHONE RISER
✱	FOUND CROSS	☒	TRANSFORMER
●	FOUND IRON BAR	☒	TV RISER
○	FOUND IRON PIPE	⌋	UTILITY POLE
⊙	FOUND MAG NAIL	⌋	WATER VALVE
☒	FOUND MONUMENT	(M)	MEASURE
☆	LIGHT	(R)	RECORD
⊙	MANHOLE	(D)	DEED

COUNTY OF McHENRY) ) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 12/29 A.D., 20 22.

Vanderstappen Land Surveying Inc.  
Design Firm No. 184-002792

By: *Robert L. Lutz*  
Illinois Professional Land Surveyor No. 3857 SHEET 1 OF 2

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- \* No distance should be assumed by scaling.
- \* No underground improvements have been located unless shown and noted.
- \* No representation as to ownership, use, or possession should be hereon implied.
- \* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

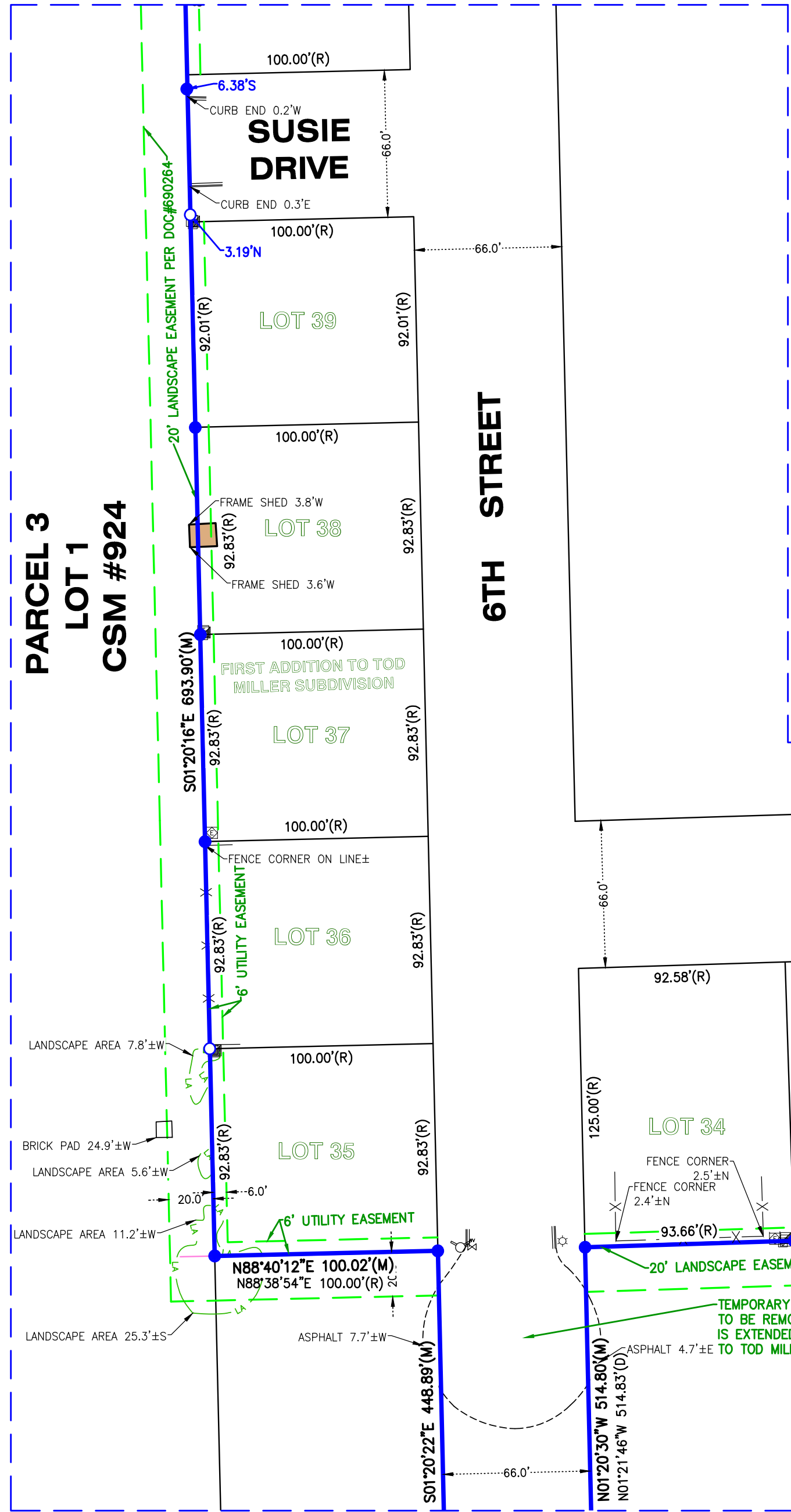
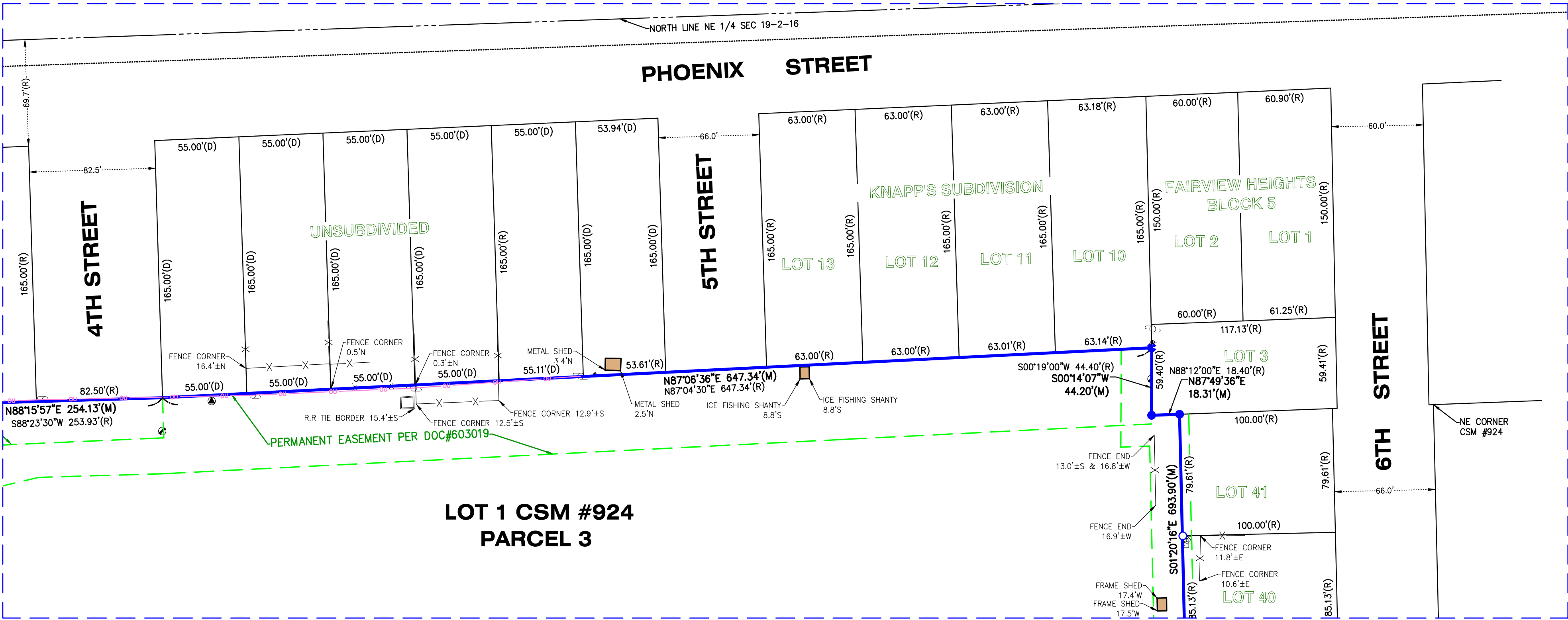
CLIENT: APPLIED MATERIAL SOLUTIONS, INC  
DRAWN BY: PJD CHECKED BY: APG  
SCALE: 1"=50' SEC. 19.20 T. 02 R. 16 E.  
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)  
P.I.N.: \*  
JOB NO.: 221239 I.D. MBS  
FIELD WORK COMP.: 12/01/22 BK. PG.  
ALL DISTANCES SHOWN IN FEET AND DECIMAL  
PARTS THEREOF CORRECTED TO 68° F. REF: 110475

P.I.N.:  
XWUP00168  
XWUP00169  
XWUP00173  
XWUP00232  
XA92400001  
XA92400002

Y:\PLATS\2022\1200-1399\221239\\_m-221239\221239-MBS-MISGRID.dwg-SHEET 1-1/4/2023 2:38 PM



# PLAT OF SURVEY

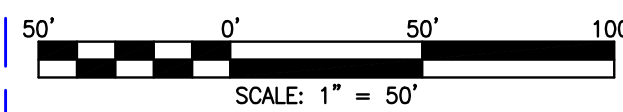
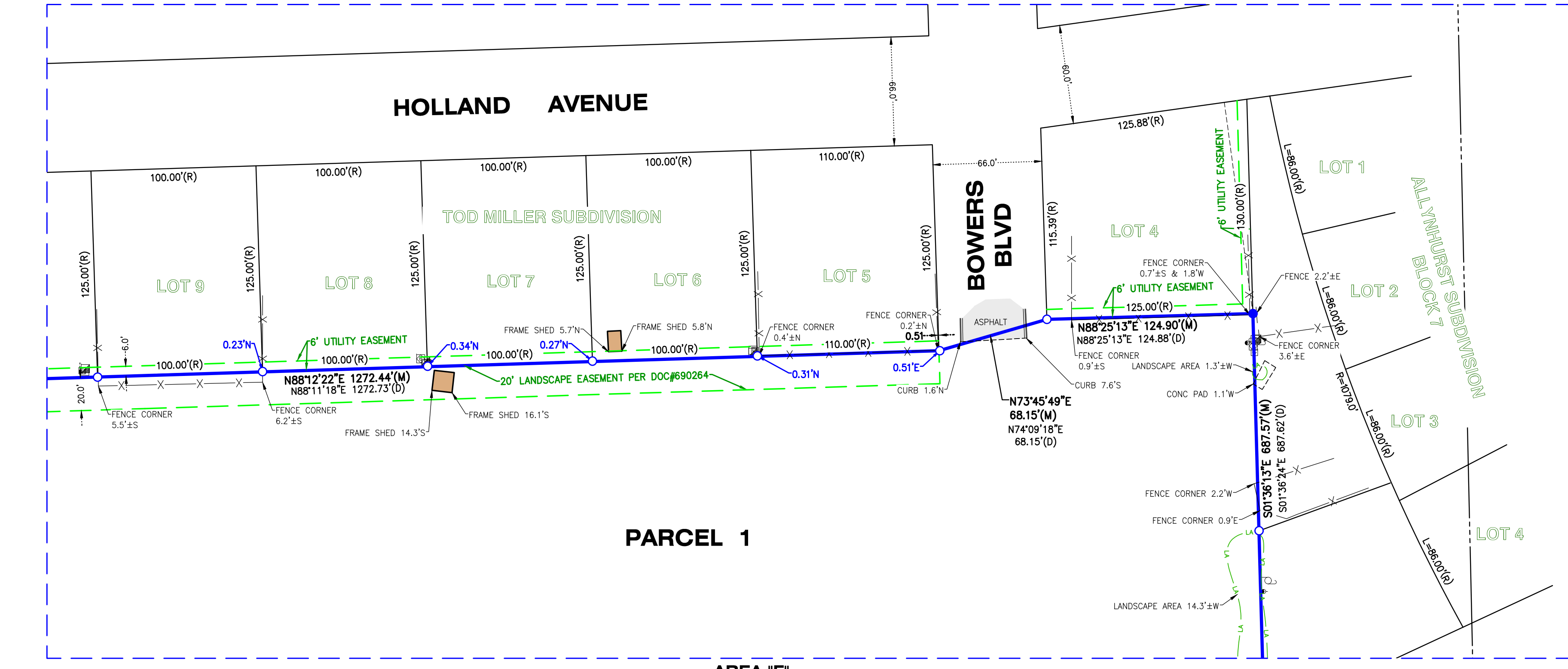
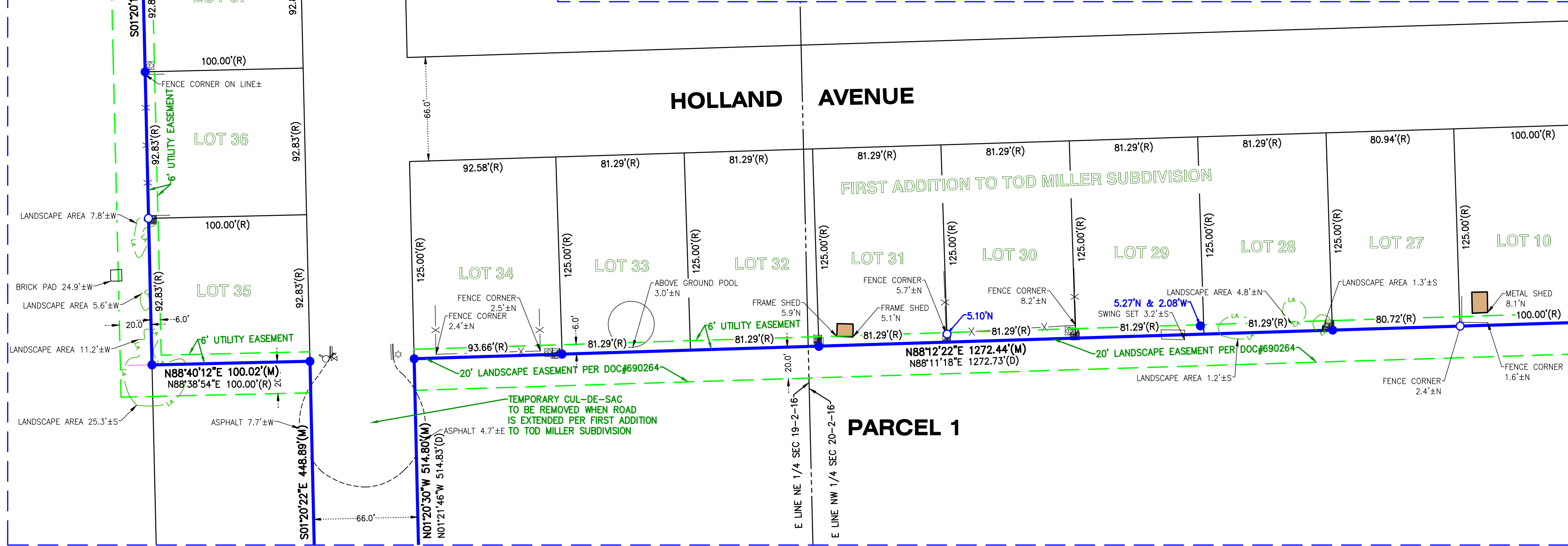
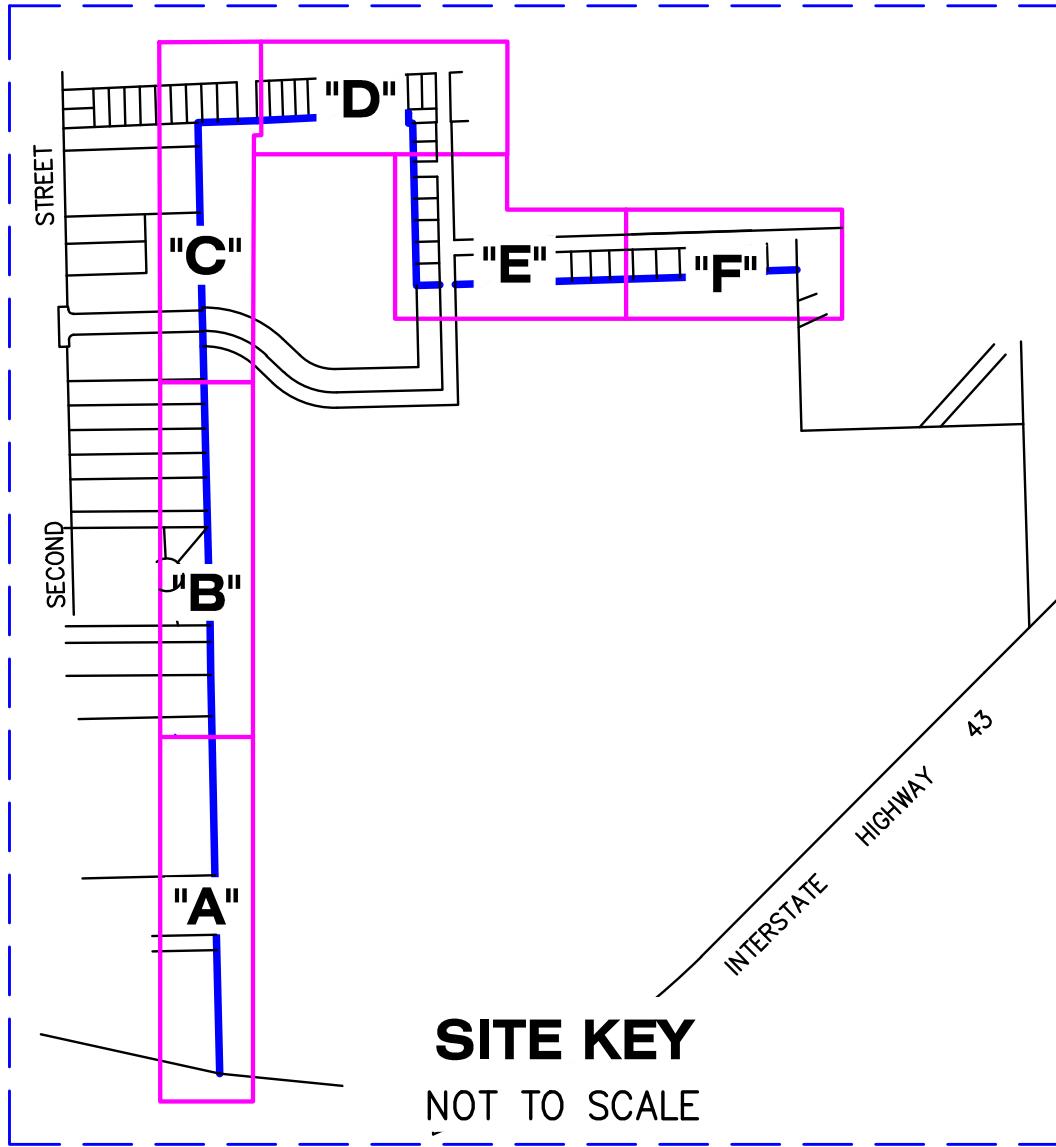


The Northerly and Westerly line of the following described lands:

**PARCEL 1:**  
A part of the Southeast Quarter, Southwest Quarter and Northwest Quarter of the Northwest Quarter and part of the Southeast Quarter, Northeast Quarter and Northwest Quarter of the Southwest Quarter of Section 20, and part of the Southeast Quarter and Northeast Quarter of the Northeast Quarter of Section 19, all in Township 2 North, Range 16 East, described as follows: Commencing at the West Quarter corner of said Section 20, Township 2 North, Range 16 East; thence North 89 degrees 35 minutes 54 seconds East, 1972.87 feet along the Quarter Section line of said Section 20, to the Northwesterly line of Interstate Highway 43 and the Place of Beginning; thence South 44 degrees 54 minutes 49 seconds West along said highway, 1715.39 feet; thence 1382.76 feet along the arc of a curve to the right having a radius of 3649.72 feet and a chord which bears South 56 degrees 28 minutes 24 seconds West, 1574.51 feet; thence North 02 degrees 06 minutes 12 seconds West, 169.83 feet; thence North 84 degrees 18 minutes 22 seconds West, 911.43 feet to the West line of the East Half of the Southeast Quarter of said Section 19; thence along the West line of the East Half of the Southeast Quarter as surveyed and monumented by others, North 01 degrees 20 minutes 33 seconds West, 848.30 feet; thence North 01 degrees 11 minutes 06 seconds West 857.41 feet; thence along the West line of the East Half of the Northeast Quarter of said Section 19, as surveyed and monumented by others, North 00 degrees 47 minutes 13 seconds West 211.68 feet; thence North 01 degrees 26 minutes 44 seconds West, 632.73 feet; thence North 01 degrees 27 minutes 34 seconds West 560.63 feet to the South line of Certified Survey Map No. 924; thence along said Certified Survey Map, 249.04 feet along the arc of a curve to the right having a radius of 317.0 feet and a chord which bears South 68 degrees 49 minutes 42 seconds East, 242.69 feet; thence South 46 degrees 19 minutes 02 seconds East, 100.0 feet; thence 301.12 feet along the arc of a curve to the left having a radius of 383.0 feet and a chord which bears South 68 degrees 50 minutes 24 seconds East, 293.42 feet; thence North 88 degrees 34 minutes 14 seconds East, 519.12 feet; thence North 01 degrees 21 minutes 46 seconds West, 514.83 feet to the South line of First Addition to Tod Miller's Subdivision to the City of Delavan; thence along said Subdivision and Tod Miller Subdivision, North 88 degrees 11 minutes 18 seconds East, 1272.73 feet; thence North 74 degrees 09 minutes 18 seconds East, 68.15 feet; thence North 88 degrees 25 minutes 13 seconds East, 124.88 feet; thence South 01 degrees 36 minutes 24 seconds East, 687.62 feet; thence North 88 degrees 17 minutes 35 seconds East, 948.36 feet; thence South 01 degrees 39 minutes 52 seconds East, 870.84 feet to the Northerly line of said Interstate Highway 43; thence South 44 degrees 54 minutes 49 seconds West, 272.82 feet to the Place of Beginning.

**PARCEL 2:**  
Lot 2 of Certified Survey Map No. 924 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, in Volume 4 of Certified Survey Maps on page 158 as Document No. 45579, located in the Northeast Quarter of Section 19, Township 2 North, Range 16 East. Excepting therefrom that part of the First Addition to Tod Miller Subdivision being Lots 35 through 41 and the West 100.0 feet of Susie Drive, said land being in the City of Delavan, Walworth County, Wisconsin.

**PARCEL 3:**  
Lot 1 of Certified Survey Map No. 924 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, in Volume 4 of Certified Survey Maps on page 158 as Document No. 45579 located in the Northeast Quarter of Section 19, Township 2 North, Range 16 East. Said land being in the City of Delavan, Walworth County, Wisconsin.



LEGEND	
	CATCH BASIN
	DOWN GUY
	ELECTRIC RISER
	FIRE HYDRANT
	FOUND CROSS
	FOUND IRON BAR
	FOUND IRON PIPE
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	FOUND MONUMENT
	LIGHT
	MANHOLE
	SET IRON BAR
	SET IRON PIPE
	SET SPIKE
	TELEPHONE RISER
	TRANSFORMER
	TV RISER
	UTILITY POLE
	WATER VALVE
	MEASURE
	RECORD
	DEED

