

Plat of Survey

of Tax Parcel XWUP 00042,

located in the Northwest 1/4 and the Southwest 1/4 of 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 (as amended by 167133), 461556, 476251, 477030, 480851, 518418, 553977 and 465566, more particularly described as follows: A parcel of land located in the Northwest 1/4 and the Southwest 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: 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 its 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 its 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 a concrete monument; thence North 89°32'12" East 19.47 feet to an iron rod which is 423.76 feet North 89°32'12" East of the Northwest Corner of said 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, along the North line of Oak Street, 172.07 feet to the Point of Beginning. Said parcel contains 5.901 acres (257,034 sq. ft.) of land, more or less.



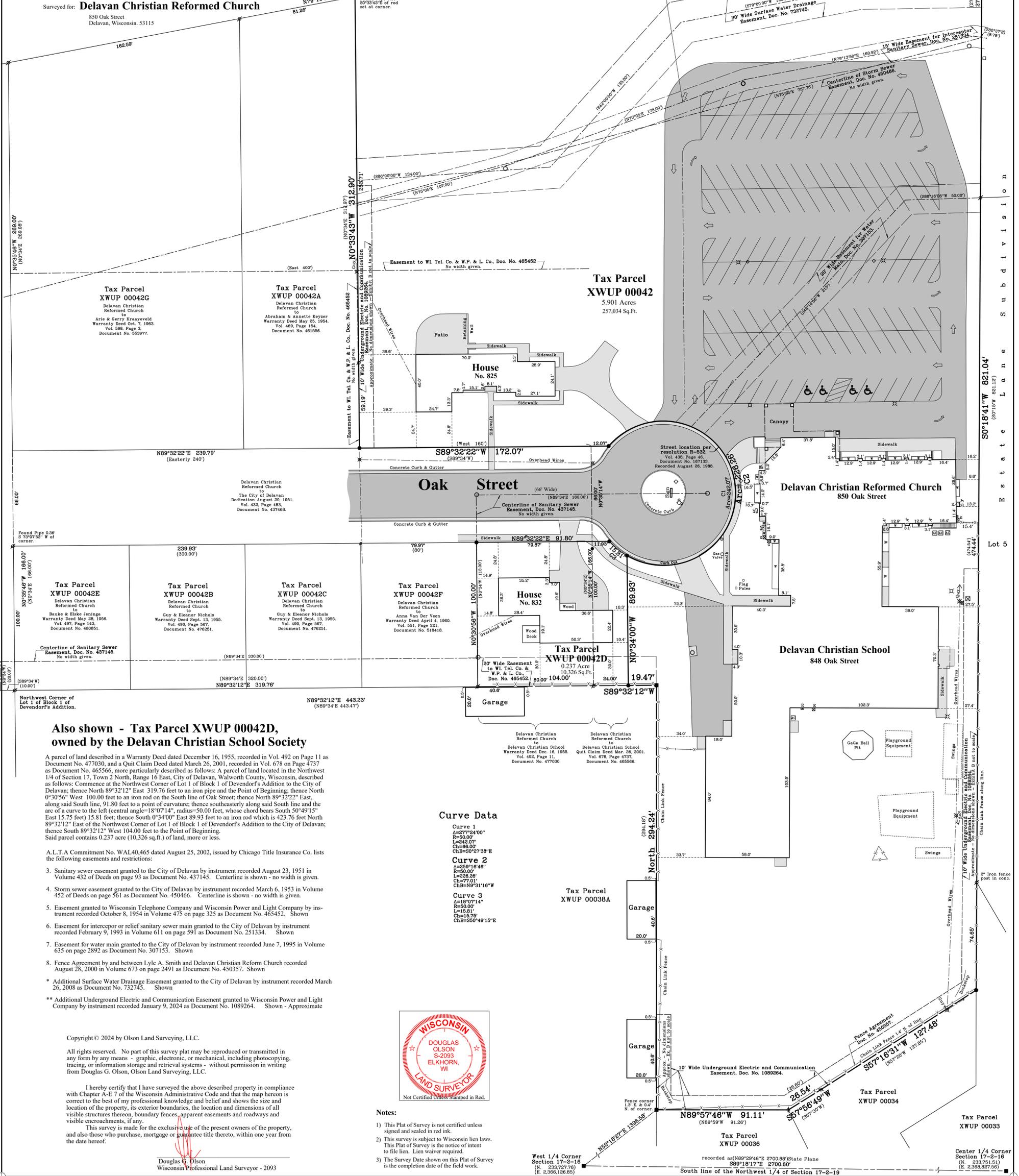
Bearings referenced to the West line of the South portion of Tax Parcel XWUP 00042, recorded as North on prior surveys of record, which produces a bearing of S89°18'17"E on the South line of the Northwest 1/4 of Section 17-2-16. A rotation of 1°11'57" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

St. Andrew's Cemetery
Tax Parcel
XWUP 00055D

Shed

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



Tax Parcel
XWUP 00042G
Delavan Christian Reformed Church
to
Arta & Gerry Kraszewski
Warranty Deed Oct. 7, 1963.
Vol. 598, Page 3.
Document No. 553977.

Tax Parcel
XWUP 00042A
Delavan Christian Reformed Church
to
Abraham & Annette Keyser
Warranty Deed May 25, 1904.
Vol. 408, Page 154.
Document No. 461556.

Tax Parcel
XWUP 00042
5.901 Acres
257,034 Sq. Ft.

Tax Parcel
XWUP 00042E
Delavan Christian Reformed Church
to
Baska & Baska Jennings
Warranty Deed May 28, 1906.
Vol. 497, Page 143.
Document No. 460851.

Tax Parcel
XWUP 00042B
Delavan Christian Reformed Church
to
Guy & Eleanor Nichols
Warranty Deed Sept. 13, 1905.
Vol. 490, Page 567.
Document No. 476251.

Tax Parcel
XWUP 00042C
Delavan Christian Reformed Church
to
Guy & Eleanor Nichols
Warranty Deed Sept. 13, 1905.
Vol. 490, Page 567.
Document No. 476251.

Tax Parcel
XWUP 00042F
Delavan Christian Reformed Church
to
Anna Van Der Veer
Warranty Deed April 4, 1960.
Vol. 551, Page 221.
Document No. 518418.

Tax Parcel
XWUP 00042D
0.237 Acre
10,326 Sq. Ft.
Delavan Christian Reformed Church
to
W.P. & L. Co. &
W.P. & L. Co.
Doc. No. 465452
No width given.

Delavan Christian School
848 Oak Street

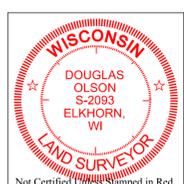
Also shown - Tax Parcel XWUP 00042D, owned by the Delavan Christian School Society

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. WAL40465 dated August 25, 2002, issued by Chicago Title Insurance Co. lists the following easements and restrictions:
- 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.
 - 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.
 - 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
 - Easement for interceptor 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. 231334. Shown
 - 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
 - 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
 - Additional Underground Electric and Communication Easement granted to Wisconsin Power and Light Company by instrument recorded January 9, 2024 as Document No. 1089264. Shown - Approximate

Curve Data

- Curve 1
A=277°24'00"
R=50.00'
L=642.07'
Ch=86.00'
Cb=S89°27'38"E
Ch=77°01'
Ch=B9°31'16"W
- Curve 2
A=259°16'46"
R=50.00'
L=226.26'
Ch=77.01'
Ch=B9°31'16"W
- Curve 3
A=18°07'14"
R=50.00'
L=15.81'
Ch=15.75'
Ch=B50°49'15"E



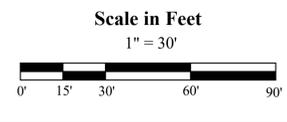
- Notes:
- This Plat of Survey is not certified unless signed and sealed in red ink.
 - This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
 - The Survey Date shown on this Plat of Survey is the completion date of the field work.

Sheet 1 of 1 Sheets
Drawing Name: Qlar16-199908.DCR 2024-199908A.2024 Plat.las
Job Reference Number
1999.008A2024

Legend of Symbols & Abbreviations	
●	Found County Section Corner
○	Found Iron Pipe
○	Found Iron Rod
○	Set Iron Pipe, 1" dia.
○	Recorded Information
○	Utility Pole
○	Light Pole
○	Utility Box or Pedestal
○	Gas Meter
○	Water Valve
○	Alphabet Surface
○	Gravel Surface
○	Brick Pavers
N	North
S	South
E	East
W	West
°	Degrees
'	Minutes
"	Seconds
+	Feet
-	Feet
+	Feet
-	Feet
N	North
S	South
E	East
W	West
+	Feet
-	Feet
+	Feet
-	Feet



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Website: www.olsonsurveying.com



Survey date: July 21, 2024.
Revisions:
Center 1/4 Corner Section 17-2-16 (N. 233,727.76) (E. 2,368,827.56)

1999.008A.2024