

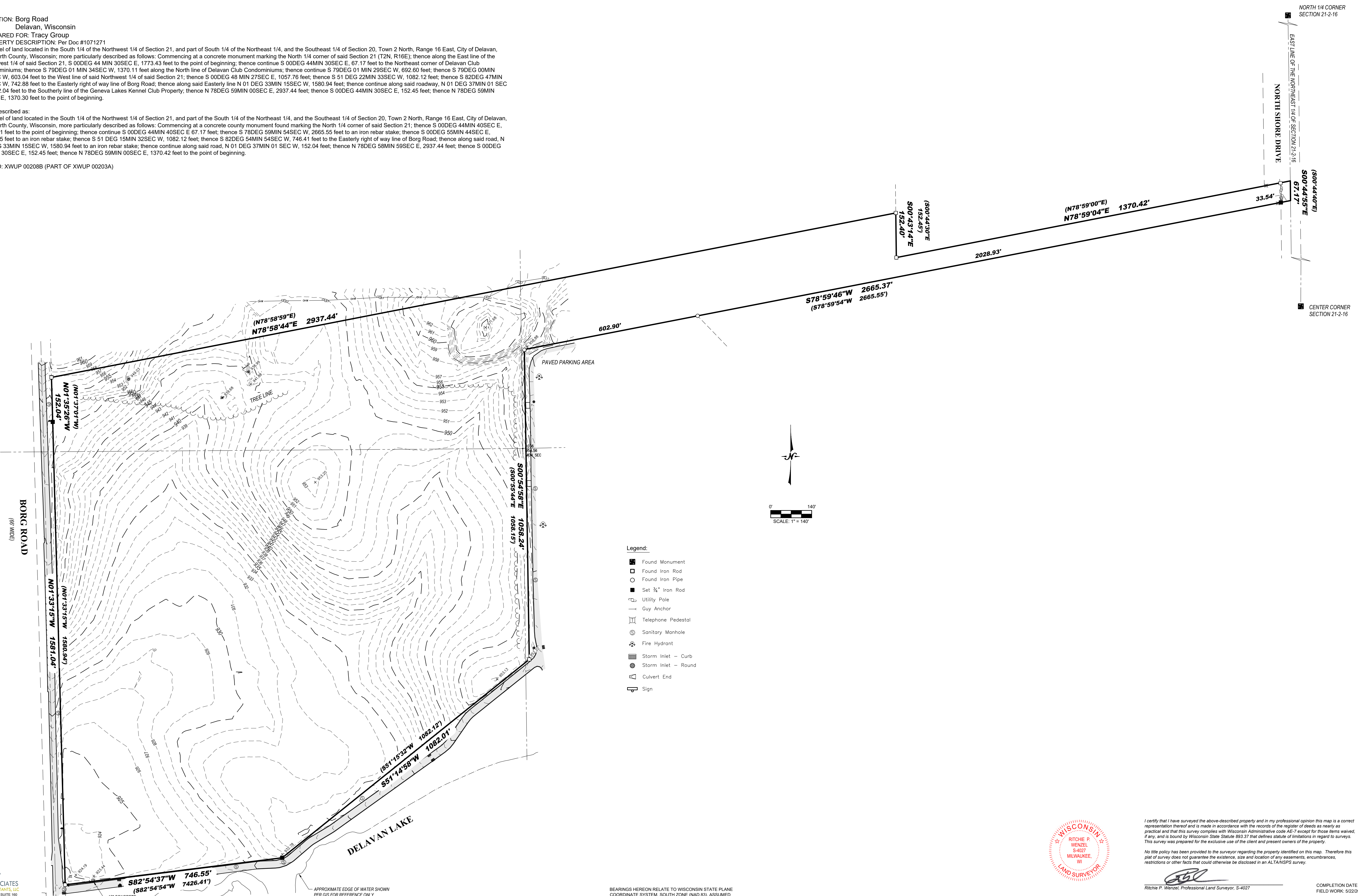
PLAT OF SURVEY

LOCATION: Borg Road
Delavan, Wisconsin
PREPARED FOR: Tracy Group
PROPERTY DESCRIPTION: Per Doc #1071271

A parcel of land located in the South 1/4 of the Northwest 1/4 of Section 21, and part of South 1/4 of the Northeast 1/4, and the Southeast 1/4 of Section 20, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, more particularly described as follows: Commencing at a concrete monument marking the North 1/4 corner of said Section 21 (T2N, R16E); thence along the East line of the Northwest 1/4 of said Section 21, S 00DEG 44 MIN 30SEC E, 1773.43 feet to the point of beginning; thence continue S 00DEG 44MIN 30SEC E, 67.17 feet to the Northeast corner of Delavan Club Condominiums; thence S 79DEG 01 MIN 34SEC W, 1370.11 feet along the North line of Delavan Club Condominiums; thence continue S 79DEG 01 MIN 29SEC W, 692.60 feet; thence S 79DEG 00MIN 39SEC W, 603.04 feet to the West line of said Northwest 1/4 of said Section 21; thence S 00DEG 48 MIN 27SEC E, 1057.76 feet; thence S 51 DEG 22MIN 33SEC W, 1082.12 feet; thence S 82DEG 47MIN 33SEC W, 742.88 feet to the Easterly right of way line of Borg Road; thence along said Easterly line N 01 DEG 33MIN 15SEC W, 1581.04 feet; thence continue along said roadway, N 01 DEG 37MIN 01 SEC W, 152.04 feet to the Southerly line of the Geneva Lakes Kennel Club Property; thence N 78DEG 59MIN 00SEC E, 2937.44 feet; thence S 00DEG 44MIN 30SEC E, 152.45 feet; thence N 78DEG 59MIN 00Sec E, 1370.30 feet to the point of beginning.

Also described as:
A parcel of land located in the South 1/4 of the Northwest 1/4 of Section 21, and part of the South 1/4 of the Northeast 1/4, and the Southeast 1/4 of Section 20, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, more particularly described as follows: Commencing at a concrete monument marking the North 1/4 corner of said Section 21 (T2N, R16E); thence along the East line of the Northwest 1/4 of said Section 21, S 00DEG 44MIN 40SEC E, 1773.41 feet to the point of beginning; thence continue S 00DEG 44MIN 40SEC E, 67.17 feet; thence S 78DEG 59MIN 54SEC W, 2665.55 feet to an iron rebar stake; thence S 00DEG 55MIN 44SEC E, 1058.15 feet to an iron rebar stake; thence S 51 DEG 15MIN 32SEC W, 1082.12 feet; thence S 82DEG 54MIN 54SEC W, 746.41 feet to the Easterly right of way line of Borg Road; thence along said road, N 01DEG 33MIN 15SEC W, 1580.94 feet to an iron rebar stake; thence continue along said road, N 01 DEG 37MIN 01 SEC W, 152.04 feet; thence N 78DEG 58MIN 59SEC E, 2937.44 feet; thence S 00DEG 44MIN 30SEC E, 152.45 feet; thence N 78DEG 59MIN 00SEC E, 1370.42 feet to the point of beginning.

TAX ID: XWUP 00208B (PART OF XWUP 00203A)



- Legend:**
- Found Monument
 - Found Iron Rod
 - Found Iron Pipe
 - Set 3/8" Iron Rod
 - ⊕ Utility Pole
 - Guy Anchor
 - ⊕ Telephone Pedestal
 - ⊕ Sanitary Manhole
 - ⊕ Fire Hydrant
 - ⊕ Storm Inlet - Curb
 - ⊕ Storm Inlet - Round
 - ⊕ Culvert End
 - ⊕ Sign

BEARINGS HEREON RELATE TO WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), ASSUMED BEARING OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21-2-16; ASSUMED BEARING SOUTH 00°44'55" E.



I certify that I have surveyed the above-described property and in my professional opinion this map is a correct representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code A.E.7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/ALPS survey.

Ritchie P. Wenzel
Ritchie P. Wenzel, Professional Land Surveyor, S-4027
COMPLETION DATE OF FIELD WORK: 5/22/2025