PLAT OF SURVEY

VICINITY MAP

Scale: 1" = 30'

BEARINGS BASED ON THE EAST LINE OF LOT 5, COLLIES GROVE, BEARING S 30°48'00" E.

MONUMENT KEY

- 3/4" Iron Rebar Found
- 1" Iron Pipe Found
- Concrete Monument Found
- (XXX.XX) Record Information

LEGEND

- Existing Right-of-Way
- Existing Boundary Line
- Existing Adjacent Property
- Existing Easement Line
- Existing Centerline
- Existing Fence
- Existing Telephone
- Existing Gas Main
- Existing Telephone
- Existing Overhead Power
- Existing Electric
- Existing Sanitary Sewer
- Existing Air Conditioner
- Existing Electric Box
- Existing Electric Pedestal
- Existing Electric Meter
- Existing Gas Meter
- Existing Well
- Existing Telephone Pedestal
- Existing Utility Pole
- Existing Guy Wire
- Existing Curb Inlet
- Existing Storm Manhole
- Existing Sanitary Manhole

GENERAL NOTES

(A) SCHEDULE 'A' LEGAL DESCRIPTIONS AND SCHEDULE B-2 NOTES ARE REPRODUCED EXACTLY FROM THE TITLE POLICY PROVIDED FOR THIS SURVEY

(B) BURIED TELEPHONE AND ELECTRIC SERVICE SITUATED ALONG THE EASTERLY PART OF THE SUBJECT PROPERTY APPEAR TO SERVE THE ADJOINING PROPERTIES.

(C) TOTAL LAND AREA TO WATER'S EDGE:
89,881± SQ. FT.
2.063± ACRES

(D) CORNER OF DECK EXTENDS APPROXIMATELY 1' INTO INGRESS & EGRESS EASEMENT (SEE ITEM 21).

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

ITEMS 1-10 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEYED RELATED AND ARE NOT LISTED

11. Ordinance establishing a pierhead line and regulations relating to piers and wharves on Delavan Lake, filed March 15, 1989 as Document No. 175433. PLOTTED HEREON.
12. Rights of the public in any portion of the Land lying below the ordinary high water mark of Delavan Lake, and rights of the government to regulate the use of the shore and riparian rights. NOT PLOTTABLE.
13. This policy does not insure the exact location of any portion of the Land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), or the title to land cut off by a change in the course of the water body (avulsion), or to artificially filled land. NOT PLOTTABLE.
14. Possible future assessments under "Order Creating a Sanitary District in the Towns of Delavan and Walworth" filed November 20, 1969 as Document No. 619642. Owners of properties located in the Delavan Lake Sanitary District should be aware of the encroachment policy adopted by the District on January 19th, 2010 as it may affect the insured property. The policy can be accessed on their website, www.dlsd.org. NOT PLOTTABLE.
15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Martha D. Wilke and Frank Wenter, Jr., Trustees, for to give a right of way over a strip of land 16 feet in width extending from the highway North to the East line of said Lot 5, so produced, and being bounded on the East by lands owned by said Lackey, recorded on December 5, 1904 in Volume 114 of Deeds on page 151 and by deed in Volume 103 of Deeds on page 602. PLOTTED HEREON.
16. Covenants, conditions, provisions, reservations, and restrictions, including but not limited to rights of first refusal and options to purchase, if any, affecting title which appear in the public records; easements, servitudes and building setback lines, if any, which appear in the public records or are shown on any recorded plat or certified survey map; reservations of minerals and mineral rights, if any, appearing in the public land record; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in deed from E.L. Suessmilch et al to Martha D. Wilke recorded on December 5, 1904 in Volume 112, page 310 and in deed to Millie Schulz Wallis and Henry H. Wallis, her husband to Martha D. Wilke, recorded on December 5, 1904 in Volume 112 page 309. NOT SURVEY RELATED.
17. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Minnie R. Goodsmith and Elizabeth W. Goodsmith, and in deed recorded December 8, 1904 in Volume 114 of Deeds, page 158, and adjoining owners in other deeds, over Lot "A" of Sunset Bluff. PLOTTED HEREON.
18. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Delavan Lake Sanitary District for the Towns of Delavan and Walworth, dated January 26, 1972 and recorded January 30, 1973 in Volume 86 of Records, page 597 as Document No. 660389. PLOTTED HEREON.
19. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Delavan Lake Sanitary District for the Towns of Delavan and Walworth, dated June 7, 1972 and recorded June 30, 1973 in Volume 86 of Records, page 600 as Document No. 660390. PLOTTED HEREON.
20. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Robert H. Campbell and Dorothy A. Campbell, husband and wife, as joint tenants, reciting: "This deed is corrective to include "The right to use, as well as the obligation to share the cost of maintenance on a 50-50 basis, the pier with the grantor, her heirs and assigns." The aforesaid language should be included as a part of the easement in that certain conveyance dated January 14, 1971 and recorded January 21, 1971 in Volume 40 of Records at page 782 as Document No. 632177, in the Office of the Register of Deeds in and for Walworth County, Wisconsin." (Said corrective deed recorded November 22, 1976 in Volume 172 of Records on page 658, Document No. 10624) PLOTTED HEREON (SEE ITEM 21).
21. Terms and conditions contained in Agreement by and between David J. Hohmeier and Vincent T. Ferrante and Rita M. Ferrant recorded January 5, 1998 in Volume 651 on page 7395 as Document No. 371722. PLOTTED HEREON, 20' WIDE EASEMENT SHOWN AS PARCEL 3 AND PARCEL 7 (ADJACENT TO SOUTHSHORE DRIVE) VACATED.

SCHEDULE 'A' LEGAL DESCRIPTION

Parcel 1:
A parcel of land located in the Northwest fractional 1/4 of Section 33, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin, described as follows, to-wit:
Lot 5 and the Northeasterly 44 feet of Lot 6 of Plat of Collie's Grove Subdivision.

Parcel 2:
A parcel of land described as follows: Beginning at the Southeast corner of said Lot 5 of Plat of Collie's Grove Subdivision; thence South 30 degrees 48' East (recorded as South 30 degrees 52' East) 20 feet; thence South 59 degrees 12' West (recorded as South 59 degrees 08' West) 110.06 feet to a point in line with the southeasterly extension of the Southwesterly line of the Northeasterly 44 feet of said Lot 6; thence North 30 degrees 48' West (recorded as North 30 degrees 52' West) 20 feet to the Southeasterly line of said Plat of Collie's Grove Subdivision; thence North 59 degrees 12' East (recorded as North 59 degrees 08' East) 110.06 feet more or less to the place of beginning.

Parcel 3:
A non-exclusive easement for ingress and egress, described as follows: Beginning at the Southeast corner of Lot 5 of said Plat of Collie's Grove Subdivision; thence South 30 degrees 48' East along the southeasterly extension of the Northeasterly line of said Lot 5, 20.00 feet; thence South 59 degrees 12' West 90.06 feet; thence South 30 degrees 48' East 316.36 feet; thence South 59 degrees 12' West 20.00 feet; thence North 30 degrees 48' West 336.36 feet to the Southwest corner of the Northeasterly 44 feet of Lot 6 of Plat of Collie's Grove Subdivision; thence North 59 degrees 12' East 110.06 feet to the place of beginning, which right of way, twenty feet in width, is also described in a certain conveyance, dated January 14,1971 and recorded January 21,1971 in Volume 40 of Records at page 782 as Document Number 632177 in the Office of the Register of Deeds of Walworth County, Wisconsin.

Parcel 4:
A parcel of land located in the Northwest fractional 1/4 of Section 33, Town 2 North, Range 16 East of Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Southeast corner of said Lot 5 of Plat of Collie's Grove Subdivision; thence South 30 degrees 48' East along the Southeasterly extension of the Northeasterly line of said Lot 5,336.36 feet to the place of beginning; thence South 59 degrees 12' West 110.06 feet; thence South 30 degrees 48' East 164.14 feet to the Northwesterly line of the public road; thence Northeasterly along said Northwesterly line 110.23 feet; thence North 30 degrees 48' West 157,62 feet to the place of beginning.

Parcel 5:
A parcel of land located in the Northwest fractional 1/4 of Section 33, Town 2 North, Range 16 East Town of Delavan, Walworth County, Wisconsin, described as follows, to-wit:
Commencing at a point 20 feet from the Southeast corner of Lot 5 of Plat of Collies Grove Subdivision on a course therefrom S 30° - 48' E (recorded as S 30° - 52' E): thence continue S 30° - 48' E, which line is along a prolongation of the Northeasterly line of Lot 5 of Plat of Collies Grove Subdivision, 316.36 feet; thence S 59° -12' W 110.09 feet to a point which is on the prolongation S 30° -48' E (recorded as S 30°
-52' E) of the Southwesterly line of the Northeasterly 44 feet of Lot 6 of Plat of Collies Grove Subdivision; thence N 30° -48' W, 316.36 feet to a point located 20 feet from the Southeast line of Plat of Collies Grove Subdivision; thence N 59° -12' E (Recorded as N 59° -08' E) parallel to Plat of Collies Grove Subdivision, 110.10 feet more or less to the place of beginning. Subject to a right-of-way by others over the Southwesterly 20 feet of the land described above.

Parcel 6:
A non-exclusive easement for walkway over the Northeasterly ten feet of Lot 5 of Plat of Collie's Grove Subdivision, extending from the rear line of said Lot 5 Northwest 250.80 to the baseline of the subdivision as shown on the recorded plat.

Also an easement for walkway and the right to use the front portion of Lot 5 and the Northeasterly 44 feet of Lot 6 of Plat of Collie's Grove subdivision, extending from the baseline of said subdivision Northwesterly to the shore of Delavan Lake as an access to the Lake.

Parcel 7:
A non-exclusive easement over a strip of land for ingress and egress described as follows: Commencing at the Southeast corner of Lot 5 of Plat of Collie's Grove Subdivision; thence S 30° -48 minutes East (recorded as S 30° -52 minutes East), 336.36 feet; thence S 59° -12 minutes West, 110.09 feet to the place of beginning; thence S 30° -48 minutes East (recorded as S 30° -52 minutes East), 164.14 feet to the Northwesterly line of South Shore Drive; thence N 56° -06 minutes East along said drive, 20.03 feet; thence N 30° -48 minutes West, 163.06 feet; thence S 59° -12 minutes West, 20 feet to the place of beginning. Also beginning at the Southeast corner of Lot 5 of Plat of Collies Grove Subdivision; thence S 30° -48' E (recorded as S 30° -52' E), 20 feet; thence S 59° -12' W (recorded as S 59° -08' W), 110.10 feet; thence N 30° -48' W, 20 feet to the Southwest corner of the Northeasterly 44 feet of Lot 6 of Plat of Collies Grove Subdivision; thence N 59° -12' E along said subdivision, 110.10 feet to the place of beginning.

The legal Description of Record as Contained within a Commitment for Title Insurance provided to the Surveyor by Chicago Title Insurance Company.

Commitment Number WA-14791 *Effective Dated: July 26, 2019*

Tax Key:
FCO 00001
FD 3300007
FD 3300007A
FD 3300007A1
FLA 00001
FLA 00001A

For reference purposes only.
Property Address:
3409 and 3417 South Shore Drive, Delavan, WI

Kristin J Belongia

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin
County of Rock } ss

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

I hereby certify that I have supervised the survey of the property described above and to the best my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents the size and location of the property, exterior boundaries, the location of all visible structures, and dimensions of all principle buildings thereon, fences, easements of record, and roadways, 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.
Given under my hand and seal this 26 day of August, 2019 at Beloit, Wisconsin
Last day of field work August 16, 2019

WISCONSIN
KRISTIN J. BELONGIA
S-2943
ELKHORN
WIS.
LAND SURVEYOR

ORDER NO: 33381	FOR THE EXCLUSIVE USE OF:	Plat of Survey	Batterman engineers surveyors planners	2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com
BOOK: SEE FILE FIELD CREW: DJE DRAWN BY: DJE DATE: August 26, 2019	GREG PETERSON 225 SMITH ROAD ST. CHARLES, IL 60174			

File Name: J:\33300-33399\33381 - O'Halloran Kosoff - POS 3409 & 3417 S. Shore\SURVEY\RHB DRAWING FILES