

Legal Description of Proposed Lot Line Adjustment from Tax Parcel FD 3200073 to FD 3200073A,

A parcel of land located in the Government Lot 3 in the Southwest 1/4 of Section 32, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 32; thence South 89°39'35" West, along the South line of the Southwest 1/4 of said Section 32, 291.69 feet; thence North 0°01'34" West 49.51 feet to an iron pipe on the North line of South Shore Drive; thence continue North 0°01'34" West 349.82 feet to an iron pipe; thence South 89°39'43" West 53.82 feet to the Point of Beginning; thence continue South 89°39'43" West 167.06 feet to an iron pipe; thence NORTH 246.13 feet to an iron pipe; thence North 42°28'27" West 111.58 feet to an iron pipe; thence South 89°39'46" West 133.44 feet to a concrete monument; thence North 0°24'40" East 255.52 feet to an iron pipe on the meander line of Delavan Lake, said pipe being approximately 44.7 feet South 0°24'40" West of the shore of said Delavan Lake; thence North 73°11'40" East, along said meander line, 157.17 feet to an iron pipe, said pipe being approximately 37.1 feet South 31°08'47" East of the shore of said Delavan Lake; thence South 31°08'47" East 429.30 feet to an iron pipe; thence South 0°20'00" East 260.20 feet to the Point of Beginning. Also to include the lands lying between the above described meander line and the shore of Delavan Lake as encompassed by the above described bearings and distances from said meander line to the shore.

Said parcel contains 3.009 acres (131,072 sq. ft.) of land, more or less.

Legal Description of Proposed Lot Line Adjustment from Tax Parcel FD 3200073A to FD 3200073,

A parcel of land located in the Government Lot 3 in the Southwest 1/4 of Section 32, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 32; thence South 89°39'35" West, along the South line of the Southwest 1/4 of said Section 32, 291.69 feet; thence North 0°01'34" West 49.51 feet to an iron pipe on the North line of South Shore Drive and the Point of Beginning; thence South 89°41'00" West, along the North line of said South Shore Drive, 51.94 feet to an iron pipe; thence North 0°20'00" West 349.80 feet; thence North 89°39'43" East 53.82 feet to an iron pipe; thence South 0°01'34" East 349.82 feet to the Point of Beginning.

Said parcel contains 0.425 acre (18,498 sq. ft.) of land, more or less.

Note:

This lot line adjustment is for the purpose of a sale or exchange of land between adjoining land owners that does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Code of Ordinances (Zoning/Shoreland Zoning).

Plat of Survey

of

Tax Parcels FD 3200055, FD 3200073 & FD 3200073A,

located in the Government Lot 3 in the Southwest 1/4 of Section 32, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin.

Legal Description

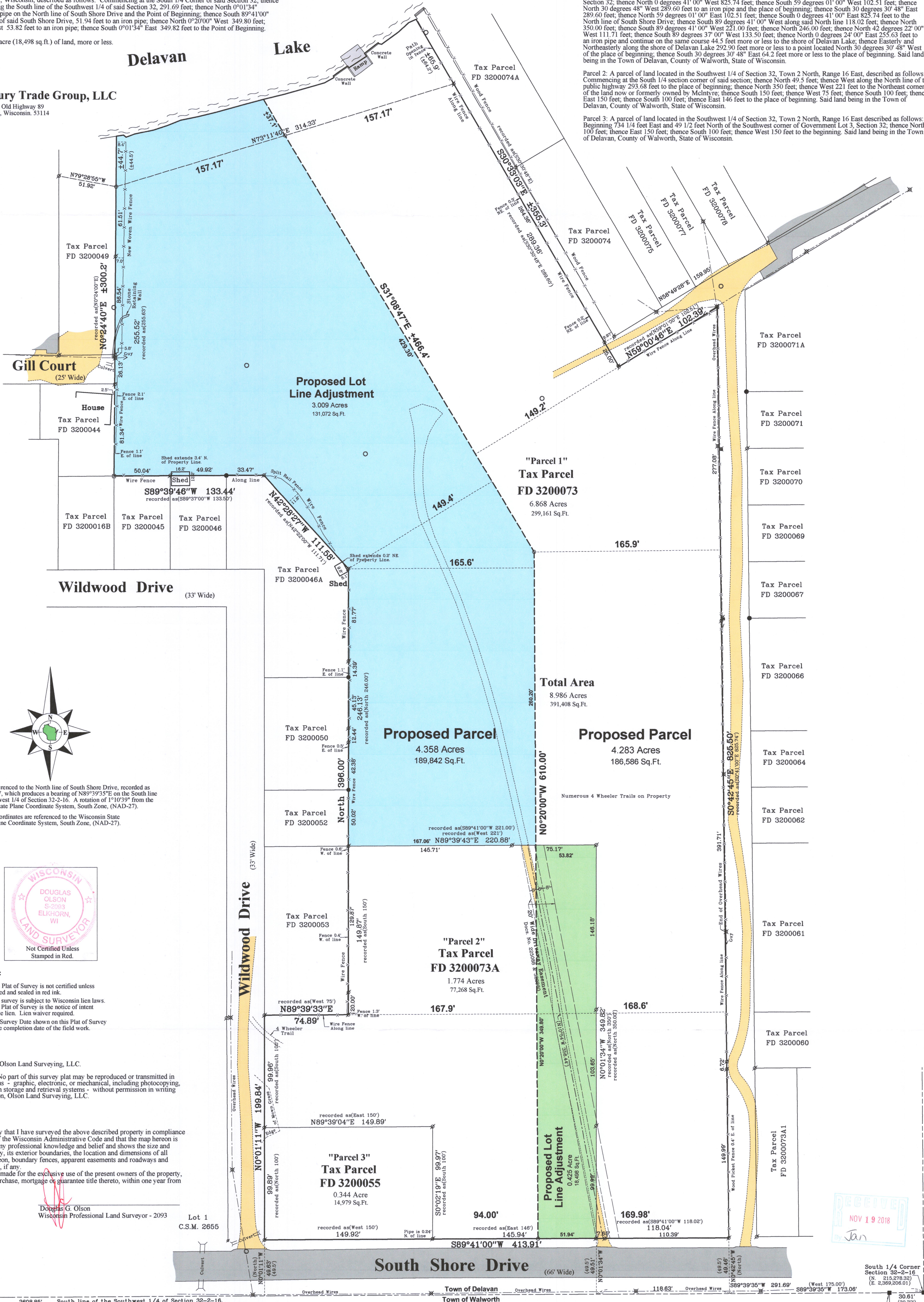
A parcel of land described in a Title Commitment prepared by Knight/Barry Title, Inc., File No. 920103, dated September 28 2017, and last revised October 10, 2017, as shown below:

Parcel 1: A parcel of land located in the Southwest 1/4 of Section 32, Town 2 North, Range 16 East, described as follows: Commencing at a point described as being located 49.50 feet North and 175.00 feet West of the South 1/4 corner of said Section 32; thence North 0 degrees 41' 00" West 825.74 feet; thence South 59 degrees 01' 00" West 102.51 feet; thence North 30 degrees 48' West 289.60 feet to an iron pipe and the place of beginning; thence South 30 degrees 30' 48" East 289.60 feet; thence North 59 degrees 01' 00" East 102.51 feet; thence South 0 degrees 41' 00" East 825.74 feet to the North line of South Shore Drive; thence South 89 degrees 41' 00" West along said North line 118.02 feet; thence North 350.00 feet; thence South 89 degrees 41' 00" West 221.00 feet; thence North 246.00 feet; thence North 42 degrees 22' 00" West 111.71 feet; thence South 89 degrees 37' 00" West 133.50 feet; thence North 0 degrees 24' 00" East 255.63 feet to an iron pipe and continue on the same course 44.5 feet more or less to the shore of Delavan Lake; thence Easterly and Northeasterly along the shore of Delavan Lake 292.90 feet more or less to a point located North 30 degrees 30' 48" West of the place of beginning; thence South 30 degrees 30' 48" East 64.2 feet more or less to the place of beginning. Said land being in the Town of Delavan, County of Walworth, State of Wisconsin.

Parcel 2: A parcel of land located in the Southwest 1/4 of Section 32, Town 2 North, Range 16 East, described as follows: Commencing at the South 1/4 section corner of said section; thence North 49.5 feet; thence West along the North line of the public highway 293.68 feet to the place of beginning; thence North 350 feet; thence West 221 feet to the Northeast corner of the land now or formerly owned by McIntyre; thence South 150 feet; thence West 75 feet; thence South 100 feet; thence East 150 feet; thence South 100 feet; thence East 146 feet to the place of beginning. Said land being in the Town of Delavan, County of Walworth, State of Wisconsin.

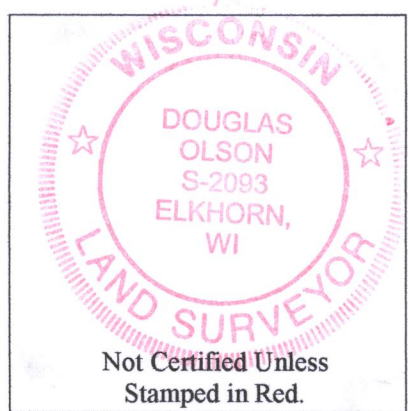
Parcel 3: A parcel of land located in the Southwest 1/4 of Section 32, Town 2 North, Range 16 East described as follows: Beginning 734 1/4 feet East and 49 1/2 feet North of the Southwest corner of Government Lot 3, Section 32; thence North 100 feet; thence East 150 feet; thence South 100 feet; thence West 150 feet to the beginning. Said land being in the Town of Delavan, County of Walworth, State of Wisconsin.

Surveyed for: **Mercury Trade Group, LLC**
N3694 Old Highway 89
Danien, Wisconsin. 53114



Bearings referenced to the North line of South Shore Drive, recorded as S89°41'00"W, which produces a bearing of N89°39'35"E on the South line of the Southwest 1/4 of Section 32-2-16. A rotation of 1°10'39" 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).



Notes:

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

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Southwest Corner
Section 32-2-16
(N. 215,208.41)
(E. 2,369,267.27)

South line of the Southwest 1/4 of Section 32-2-16.
S89°39'35"W 2639.46'
recorded as (S89°39'35"W 2639.41') State Plane

Town of Delavan
Town of Walworth

South 1/4 Corner
Section 32-2-16
(N. 215,278.30)
(E. 2,369,206.01)

North 1/4 Corner
Section 32-2-16
(N. 215,277.51)
(E. 2,369,175.30)

2018.095

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2018.095

Legend of Symbols & Abbreviations

- Found County Section Corner
 - Found Iron Pipe
 - Found Concrete Monument
 - Set Iron Pipe, 1" dia.
 - Recorded Information
 - Utility Pole
 - Utility Pedestal
 - Concrete Cover
 - Septic Vent
 - Asphalt Surface
 - Concrete Surface
 - Gravel Surface
 - Brick Pavers
- N North
S South
E East
W West
In Bearings
Degrees
Minutes
Seconds
In Distances
Feet
Fence
No. Number
NW Northwest
NE Northeast
Dia. Diameter



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Website: www.olsonsurveying.com

Scale in Feet

1" = 40'



Survey date: October 25, 2017.

Revisions: No. 1 - Show Easement per Docs.
No. 2 - Proposed Lot Line Adjustments

Fd 32-55
Fd 32-73
Fd 32-78A

216-5523