



2857 Bartells Drive
Beloit, Wisconsin 53511
608.365.4464
www.rhbatterman.com

Batterman
engineers surveyors planners

PLAT OF SURVEY

FOR THE EXCLUSIVE USE OF:
WILLIAM TRUAX
N4657 COUNTY ROAD O
DELAN, WI 53115

ORDER NO: 34123
BOOK: SEE FILE
FIELD CREW: BR
DRAWN BY: KB / LMB
SHEET 1 OF 1

File Name: A:\34003-34123-34123 - William Truax\Batterman.DWG

UNPLATTED LANDS

(S 1°06'05" E 592.25')
N 0°09'19" W 592.30'

UNPLATTED LANDS

FOUND CONCRETE WITNESS MONUMENT

(S 89°16'31" W 491.70')
S 89°43'25" E 491.66'

105.86' (105.91')

385.80'

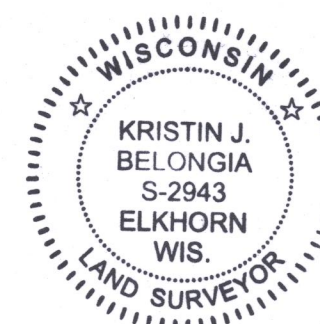
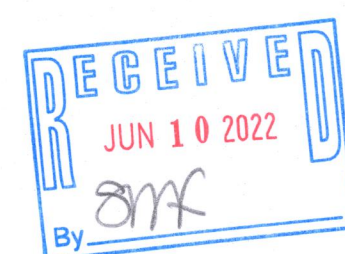
FOUND 1 1/4" PIPE WITH BRASS CAP WEST 1/4 CORNER SECTION 5-2-16

LOT 1 C.S.M. 1993
341,660± SQ. FT.
7.843± ACRES

UNPLATTED LANDS

LEGAL DESCRIPTION - LOT LINE ADJUSTMENT PARCEL
Part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin.
DESCRIBED AS FOLLOWS: Beginning at a 1" iron pipe at the Northeast corner of Lot 1 of Certified Survey Map No. 1993, recorded in Volume 9 on Certified Surveys on Pages 263-265; thence South 89°43'25" East on an extension of the North line of said Lot 1 a distance of 17.61' feet; thence South 15°58'33" East a distance of 616.65 feet to the Southeast corner of said Lot 1; thence North 26°22'30" West a distance of 93.67 feet to a 2" iron pipe; thence North 15°58'33" West a distance of 529.45 feet to the point of beginning. Containing 9,690 square feet (0.222 acres) 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)."



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

State of Wisconsin } ss
County of Walworth }

I hereby certify that I have supervised the survey of the property described above and to the best of 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 said survey and its location.
Given under my hand and seal this 24th day of November, 2021 at Elkhorn, Wisconsin.
Last day of field work November 9, 2021.
Revised this 6th day of January, 2022 to show proposed addition.
Revised this 14th day of April, 2022 to show as built addition foundation.

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.

PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 1993 AND UNPLATTED LANDS, LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5, T. 2 N., R. 16 E., OF THE 4TH P.M., TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN



Scale: 1" = 50'

0 25 50 100

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE WEST LINE OF LOT 1 BEARING N 0°09'19" W

LEGEND

- Iron Rebar Set 3/4" x 24" (1.5 Lbs./Ft.)
- ⊙ Iron Pipe Found
- Section Corner Monument Found
- (XXX.XX) Record Information
- ⌚ Existing Electric Meter
- ⌚ Existing Transformer
- PW Existing Well

CONCRETE PIERS (TYP.)

AS BUILT FOUNDATION

EXISTING HOME

EXISTING GRAVEL DRIVE

20' WIDE INGRESS & EGRESS EASEMENT FOR LOT 1 TO C.T.H. "O" (FROM C.S.M. 1993)

FA1993-1

216-5930