

PLAT OF SURVEY
of Lots 4 & 5 of The Island of Lake Delavan

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

Excepting therefrom:
A parcel or land described in a Warranty Deed recorded August 4, 2005 as Document No. 648950 as shown below:
Lot 4 in the plat of The Island of Lake Delavan, being located in Government Lot 4, of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 32, T2N, R16E, Town of Delavan, County of Walworth, State of Wisconsin, EXCEPTING THEREFROM that portion of Lot 4 which is described as follows:

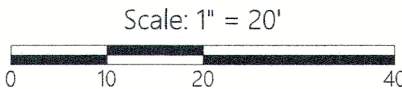
Beginning at the Southwest corner of Lot 5 of The Island of Lake Delavan: thence N 86° 37' 40" E, 201.40 feet along the South line of said Lot 5; thence S 70° 14' 31" W, 171.13 Feet; thence S 81° 24' 39" W, 40.48 feet to the West line of Lot 4 of the Island of Lake Delavan; thence N 0° 16' 41" E, 6.05 feet along the West line of said Lot 4; thence North 46.00 feet along the West line of said Lot 4 to the Southwest corner of said Lot 5 and the place of beginning.

And including that portion of Lot 4 which is described as follows :
Beginning at the Southwest corner of Lot 5 of The Island of Lake Delavan; thence N 86° 37' 40" E, 157.44 feet along the South line of said Lot 5 to the place of beginning;
thence continue N 86° 37' 40" E along the South line of said Lot 5, 43.96 feet; thence S 70° 14' 31" W, 171.13 feet; thence N 64° 44' 58" E, 129.56 feet to the South line of said Lot 5 and the place of beginning.

ALSO including that portion of Lot 5 of The Island of Lake Delavan which is described as follows: Commencing at the Southwest corner of Lot 5 of The Island of Lake Delavan;
thence N 86° 37' 40" E, 201.40 feet along the South line of said Lot 5 to the place of beginning; thence N 70° 14' 31" E, 77.05 feet to the shore of Delavan Lake, 22.4 feet,
more or less to the Southeast corner of said Lot 5 which is located N 86° 37' 40" E, 79.24 feet from the place of beginning; thence S 86° 37' 40" W 79.24 feet along the South line of said Lot 5 to the point of beginning.

ALSO including that portion of Lot 5 of The Island of Lake Delavan which is described as follows: Commencing at the Southwest corner of Lot 5 of The Island of Lake Delavan;
thence N 86° 37' 40" E, 157.44 feet along the South line of said Lot 5; thence continue N 86° 37' 40" E, 43.96 feet along the South line of said Lot 5 to the place of beginning; thence S 86° 37' 40" W, 43.96 feet;
thence N 64° 44' 58" E, 121 feet, more or less to the shore of Delavan Lake; thence Southeasterly along the shore of Delavan Lake, 24 feet, more or less to a point which is N 70° 14' 31" E, 77 feet, more or less
from the place of beginning; thence S 70° 14' 31" W, 77 feet, more or less to the point of beginning.

TOGETHER WITH an easement for ingress and egress described as follows: Commencing at the Southwest corner of Lot 5 of The Island of Delavan Lake, thence South along the West line of Lot 4,
46.00 feet to the place of beginning; thence S 88° 45' 01" E, 34.98 feet; thence S 81° 24' 39" W, feet to the West line of Lot 4; thence N 0° 16' 41" E along said West line, 6.05 feet to the point of beginning.



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. THE NORTH LINE OF THE LOT 5 BEARING N 41°00'52" E

VERTICAL DATUM BASED ON NAVD-88 (2012) (GEOID18)
STARTING BENCHMARK: NGS MONUMENT
PID: DG4980
PUBLISHED ELEVATION: 992.6

FEMA NOTE

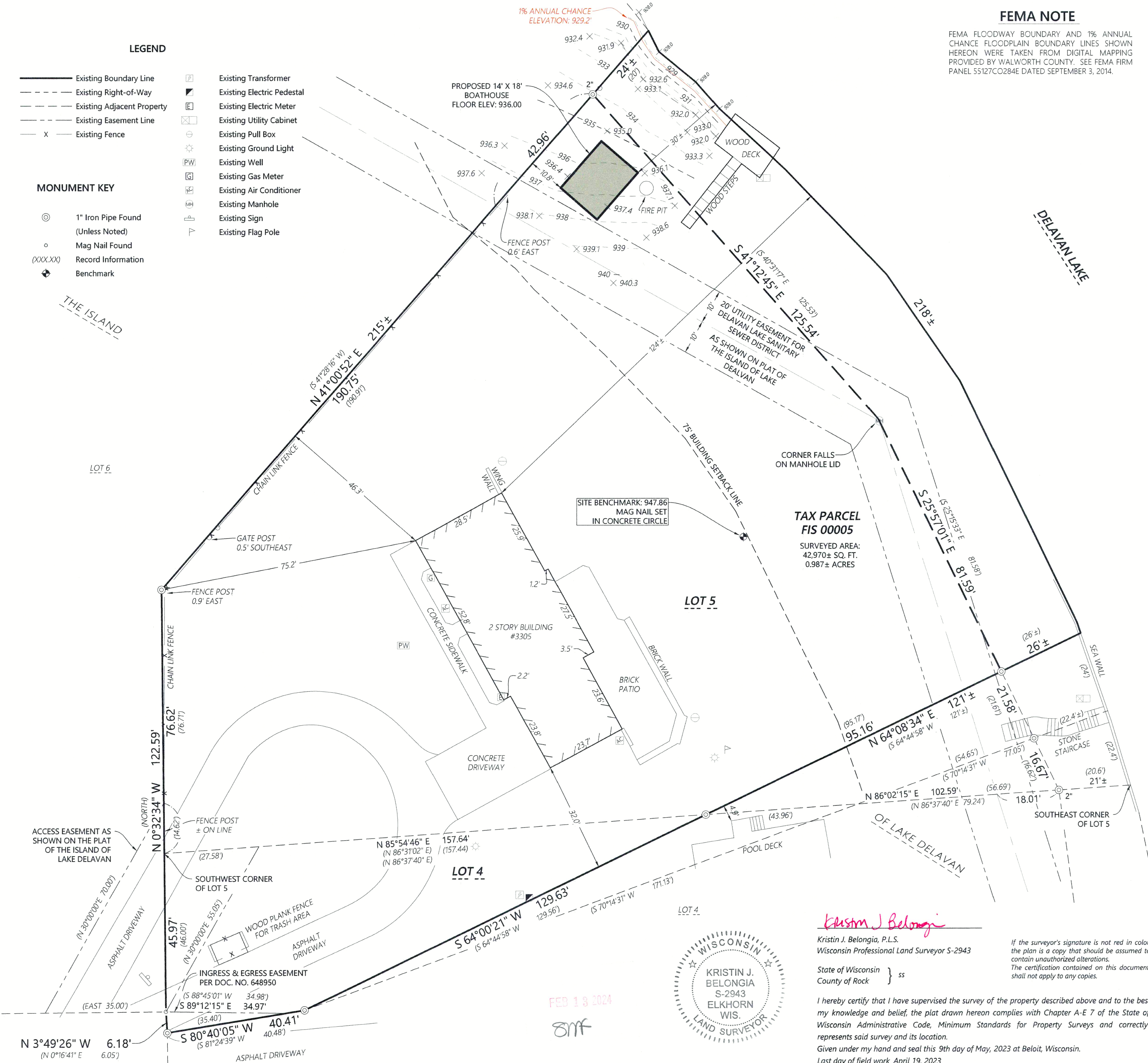
FEMA FLOODWAY BOUNDARY AND 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM DIGITAL MAPPING PROVIDED BY WALWORTH COUNTY. SEE FEMA FIRM PANEL 55127C0284E DATED SEPTEMBER 3, 2014.

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Easement Line
- Existing Fence
- Existing Transformer
- Existing Electric Pedestal
- Existing Electric Meter
- Existing Utility Cabinet
- Existing Pull Box
- Existing Ground Light
- Existing Well
- Existing Gas Meter
- Existing Air Conditioner
- Existing Manhole
- Existing Sign
- Existing Flag Pole

MONUMENT KEY

- 1" Iron Pipe Found (Unless Noted)
- Mag Nail Found
- Record Information
- Benchmark



Kristin J. Belongia

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

State of Wisconsin } ss
County of Rock

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 said survey and its location.

Given under my hand and seal this 9th day of May, 2023 at Beloit, Wisconsin.
Last day of field work April 19, 2023

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.



ORDER NO: 34627

FIELD CREW: BMR
DRAWN BY: BMR
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:

Peter Henley
3305 Bay Road
Delavan, WI 53115

PLAT OF SURVEY

Batterman
engineers surveyors planners

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