

August 08, 2025

Survey No. 23.6002.04

PLAT OF SURVEY

LOCATION: Mound Road, Delavan, Wisconsin

PREPARED FOR: Shodeen Homes

PROPERTY DESCRIPTION: Surveyed As

Lot 1, Certified Survey Map No.: 3345, being a part of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, and part of the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, all in Township 2 North, Range 16 East, located in the Town of Delavan, Walworth County, Wisconsin.

Also, lands described as:

Part of Lot 3, Certified Survey Map No.: 3345, being a part of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 2 North, Range 16 East, located in the Town of Delavan, Walworth County, Wisconsin bound and described as;

Beginning at the Northeast corner of said Lot 3; thence South 25°20'32" West, along the East line of Lot 3, 64.57 feet; thence South 00°59'44" East, along the East line of Lot 3, 46.78 feet; thence South 89°00'16" West, 375.19 feet to the West line of said Lot 3; thence North 00°12'30" West, 104.66 feet, along the West line of Lot 3, to the Northwest corner of Lot 3; thence North 89°00'16" East, 402.40 feet to the Place of Beginning of this description.

Said area contains 284,673 S.F. or 6.5352 Acres of Land more or less.

CURRENT OWNER: Covington Court Apartments LLC

TAX ID: FA334500001

Mound Road

(R.O.W 66')

N88°16'51"E 481.97'

NORTH LINE OF THE NORTHEAST 1/4 SECTION 14-2-16

8.55'

14.63'

124.70'

S00°59'44"E 347.63'

208.30'

Lot 2
CSM 3345

-VACANT-

Lot 1
284,673 S.F.
6.54 Acres

N00°12'30"W 621.25'

508.04'

104.66'

SOUTH LINE OF LOT 1

S89°00'16"W

Pond

375.19'

Pond

S00°59'44"E 46.78'

BEARINGS HEREON RELATE TO THE NORTH LINE
LOT 1 CSM 3345. ASSUMED BEARING N88°16'51"E
PER CSM.

APPROXIMATE ORDINARY HIGH WATER MARK - FOR
REFERENCE ONLY PER STATE STATUTE 236.025

"ANY LAND BELOW THE ORDINARY HIGH WATER MARK
OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO
THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS
ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE
STATE CONSTITUTION."

Legend:

- Found Iron Rod
- Found 1" Iron Pipe
- Set $\frac{3}{4}$ " Iron Rod



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

0' 80'
SCALE: 1" = 80'



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 AE-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 easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027

COMPLETION DATE OF
FIELD WORK: 9/19/2024