

August 08, 2025

PLAT OF SURVEY

Survey No. 23.6002.04

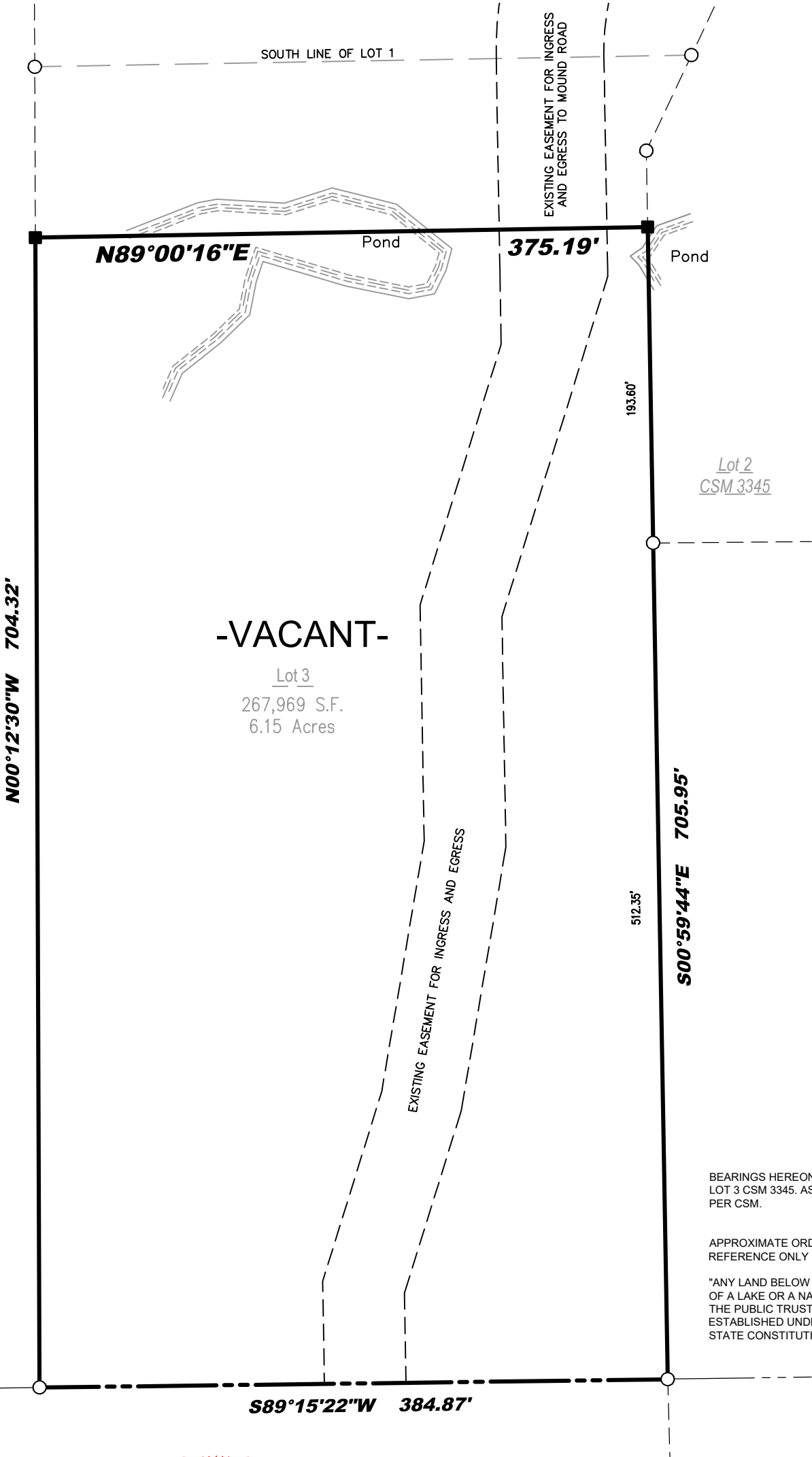
LOCATION: Mound Road, Delavan , Wisconsin
PREPARED FOR: Shodeen Homes
PROPERTY DESCRIPTION: Surveyed As

Lot 3, Certified Survey Map No.: 3345, being a part of the Northwest ¼ and the Northeast ¼ of the Northeast ¼ of Section 14, and part of the Southeast ¼ and the Southwest ¼ of the Southeast ¼ of Section 11, all in Township 2 North, Range 16 East, located in the Town of Delavan, Walworth County, Wisconsin.

Excepting those lands described as follows;
Part of Lot 3, Certified Survey Map No.: 3345, being a part of the Northwest ¼ and the Northeast ¼ of the Northeast ¼ of Section 14, Township 2 North, Range 16 East, located in the Town of Delavan, Walworth County, Wisconsin bound and described as follows;
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 are contains 267,969 S.F. or 6.1517 Acres of Land more or less.

CURRENT OWNER: Covington Court Apartments LLC
TAX ID: FA334500003



Legend:

- Found Iron Rod
- Found 1" Iron Pipe
- Set 3/4" Iron Rod

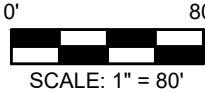
BEARINGS HEREON RELATE TO THE WEST LINE LOT 3 CSM 3345. ASSUMED BEARING N00°12'30"W PER CSM.

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."



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



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