LAKE PRAIRIE BUSINESS PARK

LOCATED IN THE NE 1/4, SE 1/4, SW 1/4, AND NW 1/4 OF THE SW 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, INCLUDING PART OF OF VACATED COUNTY TRUNK HIGHWAY "F"

CURVE/LOT	TANGENT IN	RADIUS	CENT. ANG.	CHORD BRG	CHORD DIST	ARC	TANGENT OUT
C-1	N 59-40-47.0 W	25.00	92-02-28.0	S 74-17-59.0 W	35.98	40.16	S 28-16-45.0 W
C-2	S 28-16-45.0 W	727.00	30-57-58.0	S 12-47-47.0 W	388.14	392.91	S 2-41-11.0 E
C-2/LOT 1			19-11-45.0	S 18-40-52.5 W	242.43	243.57	
C-2/LOT 2			11-46-11.0	S 3-11-54.5 W	149.08	149.34	
C-3	S 2-41-11.0 E	100.00	57-22-47.0	S 31-22-34.5 E	96.01	100.15	S 60-03-58.0 E
C-4	S 60-03-58.0 E	66.00	233-04-52.0	S 56-28-28.0 W	118.09	268.49	N 6-59-08.0 W
C-4/LOT 2			70-09-09.0	S 24-59-23.5 E	75.88	80.81	
C-4/LOT 3			73-58-20.0	S 47-04-21.0 W	79.41	85.21	
C-4/LOT 4			58-53-35.0	N 66-29-41.5 W	64.89	67.84	
C-4/LOT 5			30-03-48.0	N 22-01-00.0 W	34.23	34.63	
C-5	N 6-59-08.0 W	1000.00	2-44-23.0	N 8-21-19.5 W	47.82	47.83	N 9-43-31.0 W
C-6	N 9-43-31.0 W	793.00	38-17-39.0	N 9-25-18.5 E	520.20	530.01	N 28-34-08.0 E
C-6/LOT 5			2-31-22.0	N 8-27-50.0 W	34.91	34.92	
C-6/LOT 6			16-17-08.0	N 0-56-25.0 E	224.84	225.40	
C-6/LOT 7			19-29-09.0	N 18-49-33.5 E	268.40	269.69	
C-7	N 28-34-08.0 E	25.00	88-14-55.0	N 15-33-19.5 W	34.81	38.51	N 59-40-47.0 W
C-8	N 59-40-47.0 W	25.00	90-00-00.0	S 75-19-13.0 W	35.36	39.27	S 30-19-13.0 W
C-9	S 30-19-13.0 W	2080.00	12-24-35.0	S 36-31-30.5 W	449.63	450.51	S 42-43-48.0 W
C-9/LOT 10			2-42-40.0	S 31-40-33.0 W	98.41	98.42	
C-9/LOT 11			9-41-55.0	S 37-52-50.5 W	351.87	352.09	
C-10	S 42-43-48.0 W	25.00	88-25-20.0	S 1-28-52.0 E	34.87	38.58	S 45-41-32.0 E
C-11	S 45-41-32.0 E	727.00	24-44-41.0	S 58-03-52.5 E	311.54	313.97	S 70-28-13.0 E
C-11/LOT 11			18-21-01.0	S 54-52-02.5 E	231.84	232.84	
C-11/LOT 12			6-23-40.0	S 67-14-23.0 E	81.09	81.14	
C-12	S 70-28-13.0 E	803.00	68-53-28.0	S 35-59-30.0 E	908.38	965.50	S 1-32-47.0 E
C-12/LOT 12			9-18-41.0	S 65-48-52.5 E	130.38	130.50	
C-12/ LOT 13			15-08-47.0	S 53-34-08.5 E	211.20	211.81	
C-12/LOT 14			13-13-12.0	S 39-24-09.0 E	184.87	185.28	
C-12/LOT 15			11-28-19.0	S 27-03-23.5 E	160.51	160.78	
C-12/LOT 16			19-48-27.0	S 11-28-00.5 E	273.76	277.13	
C-13	N 1-32-47.0 W	737.00	68-53-28.0	N 35-59-30.0 W	833.72	886.14	N 70-28-13.0 W
C-14	N 70-28-13.0 W	793.00	24-44-41.0	N 58-03-52.5 W	339.82	342.48	N 45-41-32.0 W
C-14/LOT 17			7-28-05.0	N 66-43-10.5 W	102.83	102.90	
C-14/LOT 18			17-18-36.0	N 54-20-50.0 W	238.67	239.58	
C-15	N 45-41-32.0 W	25.00	88-25-17.0	N 89-54-10.5 W	34.88	38.58	S 45-53-11.0 W
C-16	S 45-53-11.0 W	2080.00	0-48-45.0	S 46-18-33.5 W	28.29	28.29	S 46-39-58.0 W
C-17	S 46-39-58.0 W	480.00	36-08-00.0	S 28-35-56.0 W	285.31	388.19	S 10-31-58.0 W
C-17/LOT 19			2-40-19.0	S 45-19-48.5 W	21.45	21.45	
C-17/LOT 20			33-27-41.0	S 27-15-48.5 W	284.84	288.45	
C-18	N 30-19-13.0 E	25.00	90-00-00.0	N 14-40-47.0 W	35.36	39.27	N 59-40-47.0 W
C-19	S 76-30-36.0 E	66.00	136-38-12.0	S 05-11-30.0 E	122.68	157.39	S 60-07-36.0 W
C-19/LOT 23			91-00-48.0	S 31-00-12.0 E	94.16	104.84	
C-19/LOT 24			45-37-24.0	S 37-18-54.0 W	51.18	52.55	
C-20	S 60-07-36.0 W	60.00	17-20-36.0	S 51-27-18.0 W	18.09	18.16	S 42-47-00.0 W
C-21/LOT 25	S 19-59-05.0 E	327.28	19-53-23.0	S 29-55-46.5 E	113.04	113.61	S 39-52-28.0 E
C-22	S 39-52-28.0 E	25.00	93-27-36.0	S 86-36-16.0 E	36.41	40.78	N 46-39-56.0 E
C-23	N 46-39-56.0 E	2000.00	16-20-43.0	N 38-29-34.5 E	568.63	570.56	N 30-19-13.0 E
C-23/LOT 28			13-31-31.0	N 39-54-10.5 E	471.03	472.12	
C-23/LOT 22			2-49-12.0	N 31-43-49.0 E	98.43	98.44	

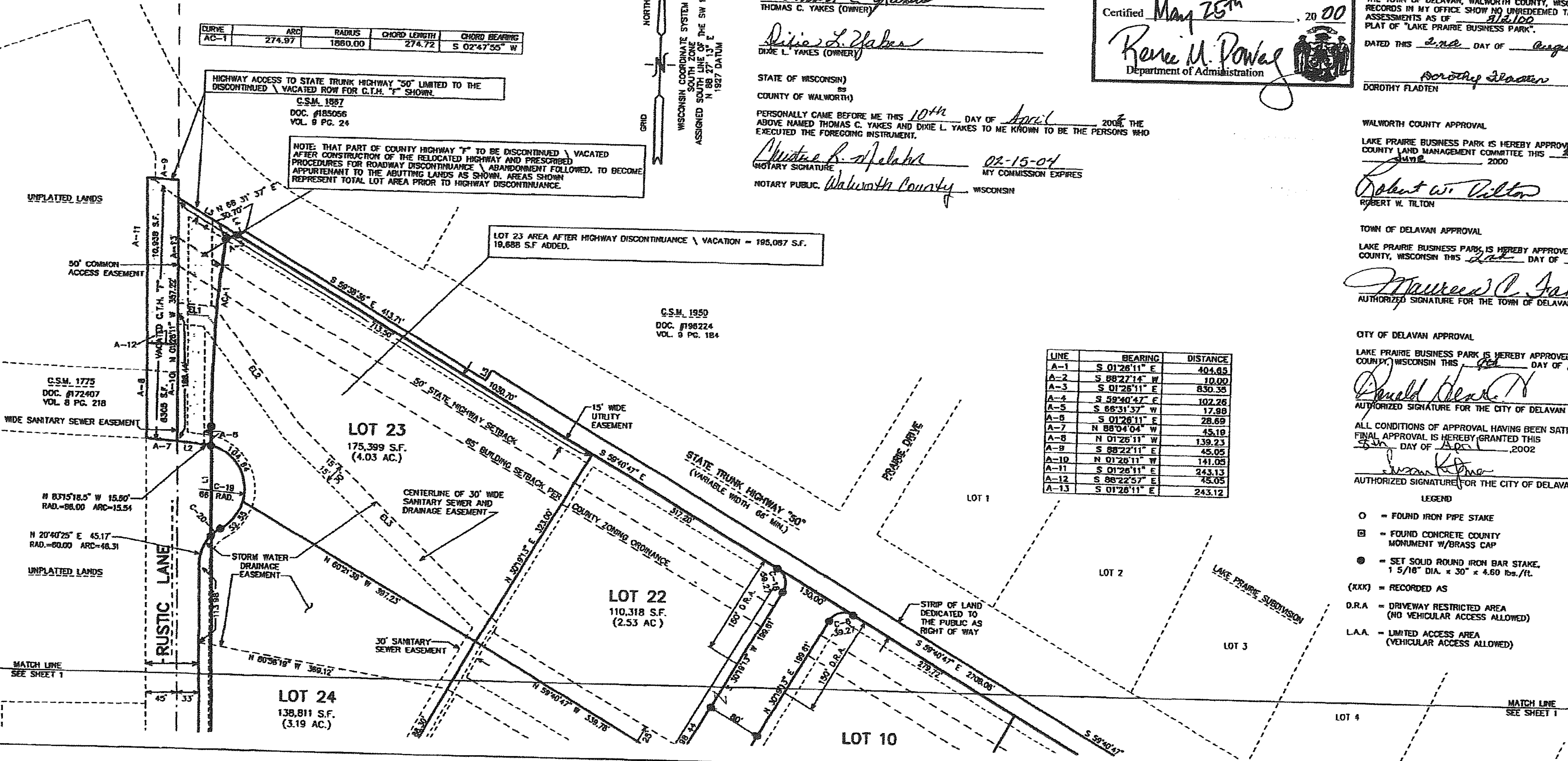
CURVE DATA TABLE

MAP SCALE IN FEET ORIGINAL 1"= 100'

EL1	S 87°50'35"	E	45.10'
EL2	S 37°34'38"	E	207.00'
EL3	S 46°12'17"	E	403.16'

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
AC-1	274.97	1860.00	274.72	S 02°47'55" W

LINE	BEARING	DISTANCE
A-1	S 01°26'11" E	404.65
A-2	S 88°22'14" W	10.00
A-3	S 01°26'11" E	830.35
A-4	S 59°40'47" E	102.26
A-5	S 86°31'37" W	17.98
A-6	S 01°26'11" E	28.69
A-7	N 88°04'04" W	45.19
A-8	N 01°26'11" W	139.23
A-9	S 88°22'11" E	45.05
A-10	N 01°26'11" W	141.05
A-11	S 01°26'11" E	243.13
A-12	S 88°22'57" E	45.05
A-13	S 01°26'11" E	243.12



SURVEYOR'S CERTIFICATE

I, PETER S. GORDON, REGISTERED LAND SURVEYOR 2101, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THOMAS C. YAKES AND DIXIE L. YAKES, OWNERS, I HAVE SURVEYED, DIVIDED, AND MAPPED LAKE PRAIRIE BUSINESS PARK, A SUBDIVISION LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST 1/4S OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, N 88DEG 27MIN 13SEC E, 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 01DEG 28MIN 11SEC W, 1806.12 FEET; THENCE 274.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1860.00 FEET AND A CHORD WHICH BEARS N 02DEG 47MIN 55SEC E, 274.72 FEET; THENCE N 88DEG 31MIN 37SEC E, 30.70 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY "50"; THENCE CONTINUE ALONG SAID HIGHWAY "50", S 59DEG 38MIN 36SEC E, 413.71 FEET; THENCE CONTINUE ALONG SAID HIGHWAY "50", N 30DEG 21MIN 24SEC E, 17.00 FEET; THENCE CONTINUE ALONG SAID HIGHWAY "50", S 59DEG 40MIN 47SEC E, 2168.48 FEET; THENCE S 00DEG 27MIN 16SEC E, 742.60 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG SAID SOUTH LINE, S 88DEG 27MIN 13SEC W, 2240.45 FEET TO THE POINT OF BEGINNING. CONTAINING 3,233,261 SQUARE FEET (74.23 ACRES) OF LAND, MORE OR LESS.

I ALSO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF WISCONSIN STATUTES, THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, THE LAND DIVISION ORDINANCE FOR THE TOWN OF DELAVAN, AND THE SUBDIVISION REGULATIONS FOR THE CITY OF DELAVAN IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED THIS 16th DAY OF April, 1999.
REVISED THIS 17th DAY OF May, 2000.

Peter S. Gordon
PETER S. GORDON RLS 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION (STATE OF WISCONSIN)
WISCONSIN DEPARTMENT OF TRANSPORTATION
WALWORTH COUNTY LAND MANAGEMENT COMMITTEE
TOWN OF DELAVAN
CITY OF DELAVAN

Thomas C. Yakes
THOMAS C. YAKES (OWNER)

Dixie L. Yakes
DIXIE L. YAKES (OWNER)

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS 10th DAY OF April, 2000, THE ABOVE NAMED THOMAS C. YAKES AND DIXIE L. YAKES TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT.

Christine R. [illegible]
NOTARY SIGNATURE

02-15-04
MY COMMISSION EXPIRES

NOTARY PUBLIC, Walworth County, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and ch. Trans 233 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified May 25th, 2000

Renee M. Powers
Department of Administration

MORTGAGEE CERTIFICATE

WALWORTH STATE BANK, A WISCONSIN BASED LENDING INSTITUTION, MORTGAGEE OF THE ABOVE DESCRIBED LANDS, DOES HEREBY CONSENT TO SURVEYING, DIVIDING, MAPPING, AND DEDICATION AS REPRESENTED ON THIS PLAT AND DO HEREBY CONSENT TO THE CERTIFICATE OF THOMAS C YAKES AND DIXIE L. YAKES, OWNERS.

IN WITNESS WHEREOF, THE SAID WALWORTH STATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY TOBIAS STEIVANG, IT'S OFFICER AT WALWORTH, WISCONSIN, AND IT'S CORPORATE SEAL TO BE AFFIXED HERETO THIS 1st DAY OF August 2000

Tobias J. Steivang
TOBIAS STEIVANG PRESIDENT

STATE OF WISCONSIN)
COUNTY OF Walworth)

PERSONALLY CAME BEFORE ME THIS 1 DAY OF August, 2000, THE ABOVE NAMED OFFICER(S) OF WALWORTH STATE BANK, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY

Susan J. Stevenson
NOTARY SIGNATURE

9-17-2000
MY COMMISSION EXPIRES

NOTARY PUBLIC, Walworth, WISCONSIN

TREASURER'S CERTIFICATE

I, KATHLEEN M. DuBOIS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF WALWORTH, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF April 17, 2002 AFFECTING THE LANDS INCLUDED IN THE PLAT OF "LAKE PRAIRIE BUSINESS PARK".

DATED THIS 17th DAY OF April, 2000 2002

Kathleen M. Du Bois
KATHLEEN M. DuBOIS COUNTY TREASURER

I, DOROTHY FLADTEN, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF 8/2/00 AFFECTING THE LANDS INCLUDED IN THE PLAT OF "LAKE PRAIRIE BUSINESS PARK".

DATED THIS 2nd DAY OF August, 2000

Dorothy Fladten
DOROTHY FLADTEN TOWN TREASURER

WALWORTH COUNTY APPROVAL

LAKE PRAIRIE BUSINESS PARK IS HEREBY APPROVED BY RESOLUTION OF THE WALWORTH COUNTY LAND MANAGEMENT COMMITTEE THIS 21st DAY OF June 2000

Robert W. Tilton
ROBERT W. TILTON CHAIRPERSON

TOWN OF DELAVAN APPROVAL

LAKE PRAIRIE BUSINESS PARK IS HEREBY APPROVED BY THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN THIS 2nd DAY OF August, 2000

Maureen C. Foley
AUTHORIZED SIGNATURE FOR THE TOWN OF DELAVAN

CITY OF DELAVAN APPROVAL

LAKE PRAIRIE BUSINESS PARK IS HEREBY APPROVED BY THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN THIS 4th DAY OF October, 2000

Donald Dexter
AUTHORIZED SIGNATURE FOR THE CITY OF DELAVAN

ALL CONDITIONS OF APPROVAL HAVING BEEN SATISFIED FINAL APPROVAL IS HEREBY GRANTED THIS 5th DAY OF April, 2002

[illegible]
AUTHORIZED SIGNATURE FOR THE CITY OF DELAVAN

LEGEND

- O = FOUND IRON PIPE STAKE
- ⊡ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- ● = SET SOLID ROUND IRON BAR STAKE, 1 5/16" DIA. x 30" x 4.60 lbs./ft.
- (XXX) = RECORDED AS
- D.R.A. = DRIVEWAY RESTRICTED AREA (NO VEHICULAR ACCESS ALLOWED)
- L.A.A. = LIMITED ACCESS AREA (VEHICULAR ACCESS ALLOWED)

NOTE: ALL OTHER LOT CORNERS ARE SET IRON REBAR STAKES, 3/4" DIA. x 24" x 1.50 lbs./ft.

NOTE: DISTANCES SHOWN ALONG CURVES REPRESENT ARC DISTANCES

REVISED: 08/26/1999
REVISED: 02/29/2000

PROJECT NO. 3771
DATE: 04/15/1999
SHEET: 2 OF 2

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (414) 723-2098
FAX: (414) 723-5886

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