

Matthew Street

Fourth Street

(82.5' Wide)

Concrete Curb & Gutter

Concrete Curb & Gutter

Overhead Wires

recorded as(South 463.07')

S1°40'19"E 463.86'

recorded as(North 67.77')

N1°40'19"W 67.78'

N1°40'19"W 255.11'

2.43'

82.50'

Southwest  
Corner of  
Block 2

S41°53'17"W 1595.25'  
S88°20'23"W 331.54'  
S88°01'08"W 334.16'  
N1°40'19"E 463.86'  
N1°40'19"W 67.78'  
N1°40'19"W 255.11'

East 1/4 Corner  
Section 18-2-16  
N. 233,727.76  
E. 2,366,126.85

Northeast  
Corner of  
Block 3

Tax Parcel  
XP 00039

Tax Parcel  
XP 00041

Lot 14

recorded as(N87°37'E 140.49')  
N85°37'47"E 140.48'

15' Wide Storm Sewer Easement  
Doc. No. 994110

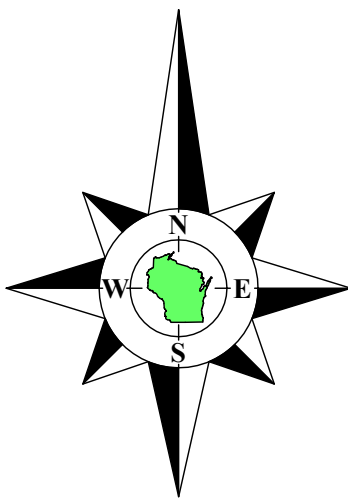
Tax Parcel  
XP 00042  
0.109 Acre  
4,755 Sq.Ft.

Restricted Development  
Easement  
(Vision Triangle)  
Doc. No. 994111

Found 2nd pipe 8.06'  
S13°46'34"E of pipe  
at corner.

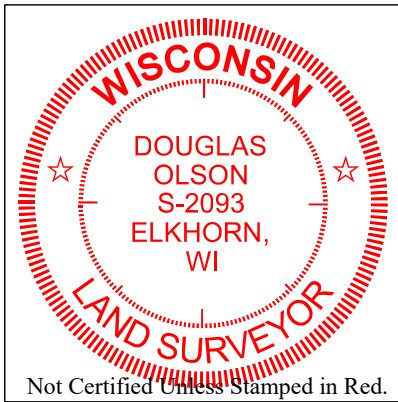
Railroad Right of Way  
S60°23'49"W 158.82'  
recorded as(Southwesterly 158.82')

(66' Wide)



Bearings referenced to the East line of the Southeast 1/4 of Section 18-2-16,  
recorded as N1°11'06"W in the Wisconsin State Plane Coordinate System,  
South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State  
Plane Coordinate System, South Zone, (NAD-27).



Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

# Plat of Survey

of

## Tax Parcel XP 00042,

located in the Southeast 1/4 of the Southeast 1/4 of Section 18, Town 2  
North, Range 16 East, City of Delavan, Walworth County, Wisconsin.

### Description of Record

Lands described in a Quit Claim Deed recorded March 1, 2019 as Document No.  
983296 as shown below:

All that part of Lot 14 in Block 3 of Passage Aram and Downie's Addition, which  
lies South of the ditch made by the Chicago, Milwaukee and St. Paul Railway  
Company, also described as follows: A Parcel of land located in Lot 14, Block 3 of  
Passage Aram & Downie Addition described as follows, to-wit: Beginning at a point  
on the West line of said Block 3 located 463.07 South of the Northwest corner of  
said Block 3; thence North 87°37' East along the centerline of a drainage ditch  
140.49 feet to the Northwesterly line of the property owned by the Chicago,  
Milwaukee, St. Paul and Pacific Railroad; thence Southwesterly along said railroad  
property 158.82 feet to the Westerly line of said Block 3; thence North along said  
West line 67.77 feet to the place of beginning. Said land being in the City of  
Delavan, County of Walworth, State of Wisconsin.

Surveyed for:

**City of Delavan**

P.O. Box 465  
Delavan, Wisconsin. 53115

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All rights reserved. No part of this survey plat may be reproduced or transmitted in  
any form by any means - graphic, electronic, or mechanical, including photocopying,  
tracing, or information storage and retrieval systems - without permission in writing  
from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance  
with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is  
correct to the best of my professional knowledge and belief and shows the size and  
location of the property, its exterior boundaries, the location and dimensions of all  
visible structures thereon, boundary fences, apparent easements and roadways and  
visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property,  
and also those who purchase, mortgage or guarantee title thereto, within one year from  
the date hereof.

Douglas G. Olson  
Wisconsin Professional Land Surveyor - 2093

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Elkhorn, Wisconsin. 53121  
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**OLSON**  
LAND SURVEYING, LLC  
Rural | Residential | Commercial

**Legend** of Symbols & Abbreviations  
Found County Section Corner Monument  
Found Iron Pipe  
Found Iron Rod  
Set Iron Pipe, 1" dia.  
Recorded Information Deed  
Utility Pole  
Asphalt Surface  
Concrete Surface

Sheet 1 of 1 Sheets

Job Reference Number  
2022.138

2022.138

Survey Date: June 30, 2023.

Revisions: No. 1 - Show Easements  
Doc. Nos. 994110  
& 994111

Scale in Feet  
1" = 20'

