

PLAT OF SURVEY
LOT 3 OF C.S.M. NO. 1226
LOCATED IN THE NORTH 1/2 OF
SEC. 20, TOWN 2 NORTH, RANGE 16 EAST
CITY OF DELAVAN
WALWORTH COUNTY, WISCONSIN

PART OF LOT 2
CSM NO. 1226

LOT 1
CSM NO. 1499

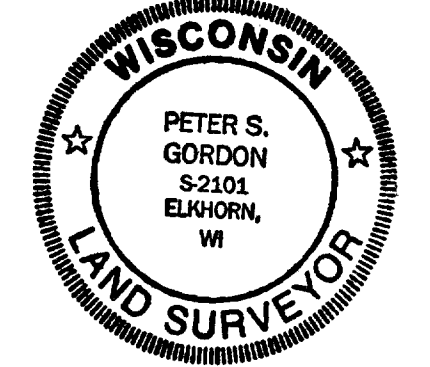
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE
WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL
SEAL AND SIGNATURE IN BLACK INK. COPIES BY ANY OTHER MEANS
MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S
WORK PRODUCT.

I HEREBY CERTIFY THAT THE DESCRIBED PROPERTY HAS BEEN
SURVEYED UNDER MY DIRECTION AND THAT THIS MAP IS A TRUE AND
ACCURATE REPRESENTATION THEREOF AND SHOWS THE SIZE AND
LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE
LOCATION OF ALL VISIBLE STRUCTURES AND PRINCIPAL DIMENSIONS
OF ALL BUILDINGS, TERRON, BOUNDARY FENCES, APPARENT
EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS IF ANY. THIS
SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE
PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE
THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED August 3, 1992

PETER S. GORDON

R.L.S. 2101



EASEMENT "A" 30'
EASEMENT "B" 20'
EASEMENT "C" 10'
EASEMENT "D" 20'
EASEMENT "E" 10'
EASEMENT "F" 20'
EASEMENT "G" 10'
EASEMENT "H" 10'
EASEMENT "I" 10'
EASEMENT "J" 10'
EASEMENT "K" 10'
EASEMENT "L" 10'
EASEMENT "M" 10'
EASEMENT "N" 10'
EASEMENT "O" 10'
EASEMENT "P" 10'
EASEMENT "Q" 10'
EASEMENT "R" 10'
EASEMENT "S" 10'
EASEMENT "T" 10'
EASEMENT "U" 10'
EASEMENT "V" 10'
EASEMENT "W" 10'
EASEMENT "X" 10'
EASEMENT "Y" 10'
EASEMENT "Z" 10'

93719 ± S.F.

ALLYNHURST ADDITION NO. 2

PHOENIX STREET APARTMENTS LAND "C"

LEGAL DESCRIPTION FOR A 15 FOOT WIDE STORM DRAINAGE AND UTILITY
EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL APPURTENANT
STRUCTURES DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, CERTIFIED SURVEY MAP
NUMBER 1226, RECORDED IN VOLUME 5, PAGE 332, OF WALWORTH COUNTY
CERTIFIED SURVEYS; THENCE SOUTH 01 DEG 00' EAST 684.63 FEET; THENCE
NORTH 87 DEG 59' MIN 39 SEC EAST 15.00 FEET; THENCE NORTH 01 DEG
WEST 615.00 FEET; THENCE NORTH 30 DEG EAST 51.00 FEET MORE OR LESS
TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PHOENIX STREET;
THENCE 50.00 FEET MORE OR LESS NORTHWESTERLY ALONG THE SOUTHERLY
RIGHT OF WAY LINE OF PHOENIX STREET TO THE POINT OF BEGINNING.

PHOENIX STREET APARTMENTS LAND "D"

LEGAL DESCRIPTION FOR A 20 FOOT WIDE STORM DRAINAGE EASEMENT, FOR
THE CONSTRUCTION AND MAINTENANCE OF ALL APPURTENANT STRUCTURES
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, CERTIFIED SURVEY MAP
1226, RECORDED IN VOLUME 5, PAGE 332 OF WALWORTH COUNTY CERTIFIED
SURVEYS; THENCE SOUTH 01 DEG 00' EAST 326.00 FEET TO THE POINT OF
BEGINNING OF A 20 FOOT WIDE STRIP WHOSE CENTERLINE RUNS EAST 150.00
FEET MORE OR LESS TO THE WESTERLY LINE OF LOT 2 OF SAID CERTIFIED
SURVEY MAP NO. 1226.

PHOENIX STREET APARTMENTS LAND "E"

LEGAL DESCRIPTION FOR A 10 FOOT WIDE UTILITY EASEMENT FOR
CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES AND APPURTENANT
STRUCTURES DESCRIBED AS FOLLOWS:

A STRIP OF LAND DESCRIBED AS BEING THE SOUTH 10 FEET OF LOT 3 OF
CERTIFIED SURVEY MAP NO. 1226, RECORDED IN VOL. 5, PAGE 332, OF
WALWORTH COUNTY CERTIFIED SURVEYS.

PHOENIX STREET APARTMENTS LAND "F"

LEGAL DESCRIPTION FOR A 20 FOOT WIDE WATERMAIN AND SANITARY SEWER
EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL APPURTENANT
STRUCTURES DESCRIBED AS FOLLOWS:

A STRIP OF LAND DESCRIBED AS BEING THE EAST 20 FEET OF LOT 3
CERTIFIED SURVEY MAP NUMBER 1226, RECORDED IN VOLUME 5, PAGE 332,
OF WALWORTH COUNTY CERTIFIED SURVEYS.

EASEMENT DESCRIPTION
ACCESS AND EGRESS TO LOT 4
CSM NO. 1226
ACROSS LOT 3 CSM NO. 1226

"A"

AN EASEMENT FOR ACCESS AND EGRESS TO LOT 4 OF CERTIFIED SURVEY
MAP NO. 1225, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN FROM
PHOENIX STREET DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID CSM NO. 1225;
THENCE S 87DEG 59MIN 39SEC W. ALONG THE SOUTH LINE OF SAID LOT 3,
30.00 FEET; THENCE N 01DEG 00MIN 00SEC W. 562.10 FEET TO THE
SOUTHERLY RIGHT OF WAY LINE OF PHOENIX STREET; THENCE ALONG SAID
RIGHT OF WAY LINE, S 31DEG 41MIN E. 58.78 FEET TO THE NORTHEAST
CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3, S
01DEG 00MIN 00SEC E. 511.02 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION
ACCESS AND EGRESS TO LOT 4
CSM NO. 1226
ACROSS LOT 3 CSM NO. 1226

"B"

AN EASEMENT FOR ACCESS AND EGRESS TO LOT 4 OF CERTIFIED SURVEY
MAP NO. 1225, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN
DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID CSM NO. 1225;
THENCE S 87DEG 59MIN 39SEC W. 80.00 FEET; THENCE N 01DEG 00MIN
00SEC W. 40.00 FEET; THENCE N 87DEG 59MIN 39SEC E. 30.00 FEET TO
THE EAST LINE OF SAID LOT 3; THENCE ALONG SAID EAST LINE, S 01DEG
00MIN 00SEC E. 40.00 FEET TO THE POINT OF BEGINNING.

3. The land referred to in this Commitment is described as follows:

Lot 3 of Certified Survey Map No. 1226, recorded in the office of the
Register of Deeds for Walworth County, Wisconsin on June 11, 1982 in Volume
5 of Certified Survey Maps on Pages 332, 333 and 334, as Document No. 79388,
being a part of the North 1/2 of Section 20, T 2 N, R 16 E, including
vacated Outlot 1, Block 11, vacated Outlot 2, Block 13, vacated Lots 1 - 10,
Block 13 and vacated Faryl Avenue, Plat of Allynhurst Addition No. 1,
located in Sections 17 and 20, T 2 N, R 16 E, City of Delavan, Walworth
County, Wisconsin.

Tax Key No. 1A122600003

1114, 1118, 1112 Phoenix Street, Delavan, Wisconsin

7. Taxes for the year 1992 and subsequent years.

8. Special taxes or assessments, if any, payable with taxes levied or to be
levied for the year 1992 and subsequent years.

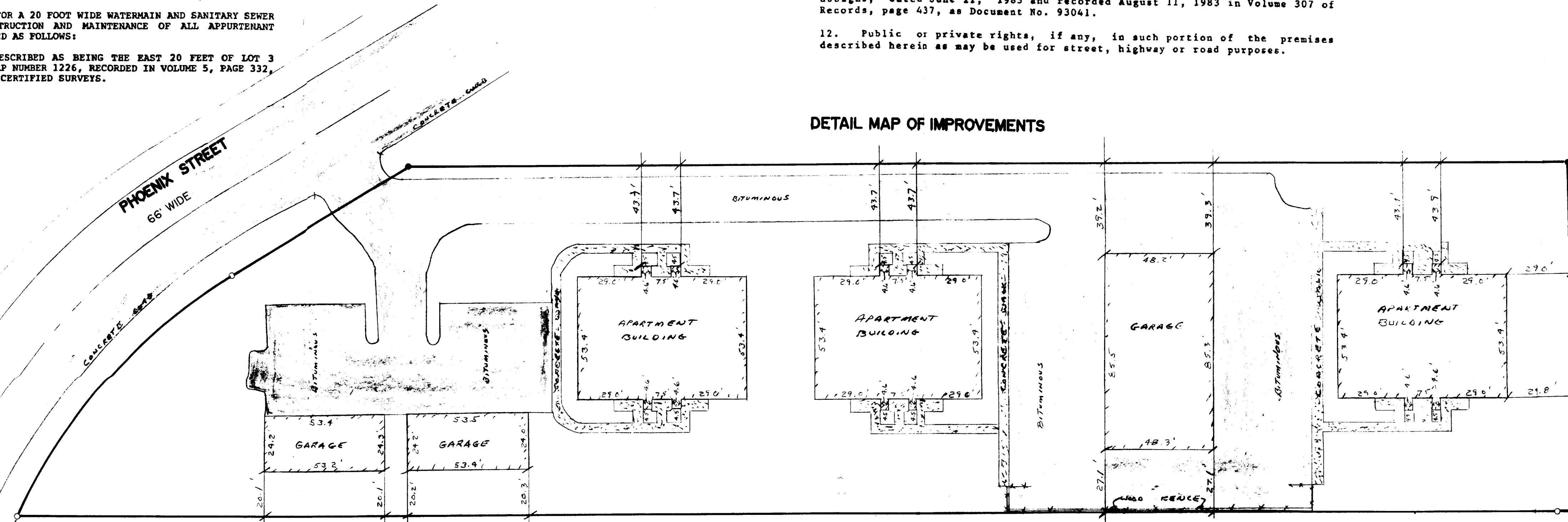
9. Reservation for Public Utility Easement as set forth on the Plat of
Allynhurst Addition No. 1, recorded September 28, 1979 in Cabinet "B", on
Slides 37 and 38, as Document No. 51836, reserving the Southerly 10 feet and
the Westerly 6 feet of the subject premises for utility easements.

10. Agreement dated September 1, 1979 and recorded October 10, 1979 in
Volume 241 of Records, Page 666, as Document No. 52236.

11. Easement to Wisconsin Power and Light Company, its successors and/or
assigns, dated June 21, 1983 and recorded August 11, 1983 in Volume 307 of
Records, page 437, as Document No. 93041.

12. Public or private rights, if any, in such portion of the premises
described herein as may be used for street, highway or road purposes.

DETAIL MAP OF IMPROVEMENTS



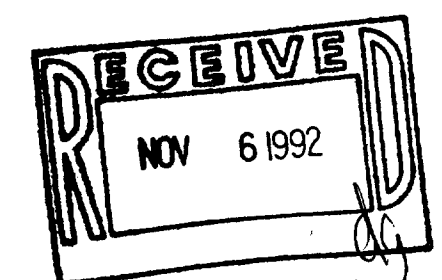
WORK ORDERED BY: LECO INVESTMENT
REAL ESTATE
10909 W. BLUEMOUND AVE
WAUKESHA, WI
FOR: JAMES KRANN

EAST LINE LOT 3
ASSIGNED N 01° 00' 00" W
PER CSM OF RECORD

LEGEND

● IRON REBAR STAKE FOUND
○ IRON PIPE STAKE FOUND
● IRON REBAR STAKE SET
(---) RECORDED AS

MAP SCALE IN FEET
1" = 30'



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REVISIONS

PROJECT NO
353292
DATE
8/23/92
SHEET NO
1 OF 1