

# FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING, ARCHITECTURE, SURVEYING

7 RIDGEWAY COURT - P.O. BOX 437, ELKHORN, WISCONSIN, 53121

PHONE: (414) 723-2098 FAX: (414) 723-5886

## PLAT OF SURVEY

PART OF BLOCK D OF DELAVAN BUSINESS PARK ADD NO. 3  
CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN

### LEGAL DESCRIPTION

PART OF BLOCK D OF DELAVAN BUSINESS PARK NO. 3, A SUBDIVISION LOCATED IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS:  
BEGINNING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 16, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN; THENCE N 01DEG 08MIN 33SEC W, 360.97 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4; THENCE N 88DEG 48MIN 20SEC E, 765.59 FEET TO THE WESTERLY LINE OF HALLBERG STREET; THENCE 209.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 439.51 FEET AND A CHORD WHICH BEARS S 36DEG 47MIN 31SEC E, 207.54 FEET ALONG SAID STREET; THENCE S 08DEG 28MIN 00SEC E, 43.21 FEET TO THE NORTH LINE OF HOBBS DRIVE; THENCE S 35DEG 28MIN 32SEC W, 180.90 FEET ALONG SAID DRIVE; THENCE S 88DEG 29MIN 45SEC W, 784.17 FEET TO THE POINT OF BEGINNING. CONTAINING 299,080 SQUARE FEET OF LAND (6.87 ACRES) MORE OR LESS.

GRID NORTH  
WISCONSIN COORDINATE SYSTEM  
SOUTH ZONE

WORK ORDERED BY:  
CITY OF DELAVAN  
DELAVAN, WISCONSIN

### LEGEND

- = FOUND IRON REBAR STAKE
- ⊙ = SET IRON REBAR STAKE
- ⊠ = FOUND CONCRETE COUNTY MONUMENT
- △ = SET CHISELED "X" IN CONCRETE WALK

### LEGAL DESCRIPTION UTILITY EASEMENT

EASEMENTS FOR ALL UTILITIES BEING A PART OF BLOCK D OF DELAVAN BUSINESS PARK ADDITION NO. 3, LOCATED IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

#### EASEMENT "A"

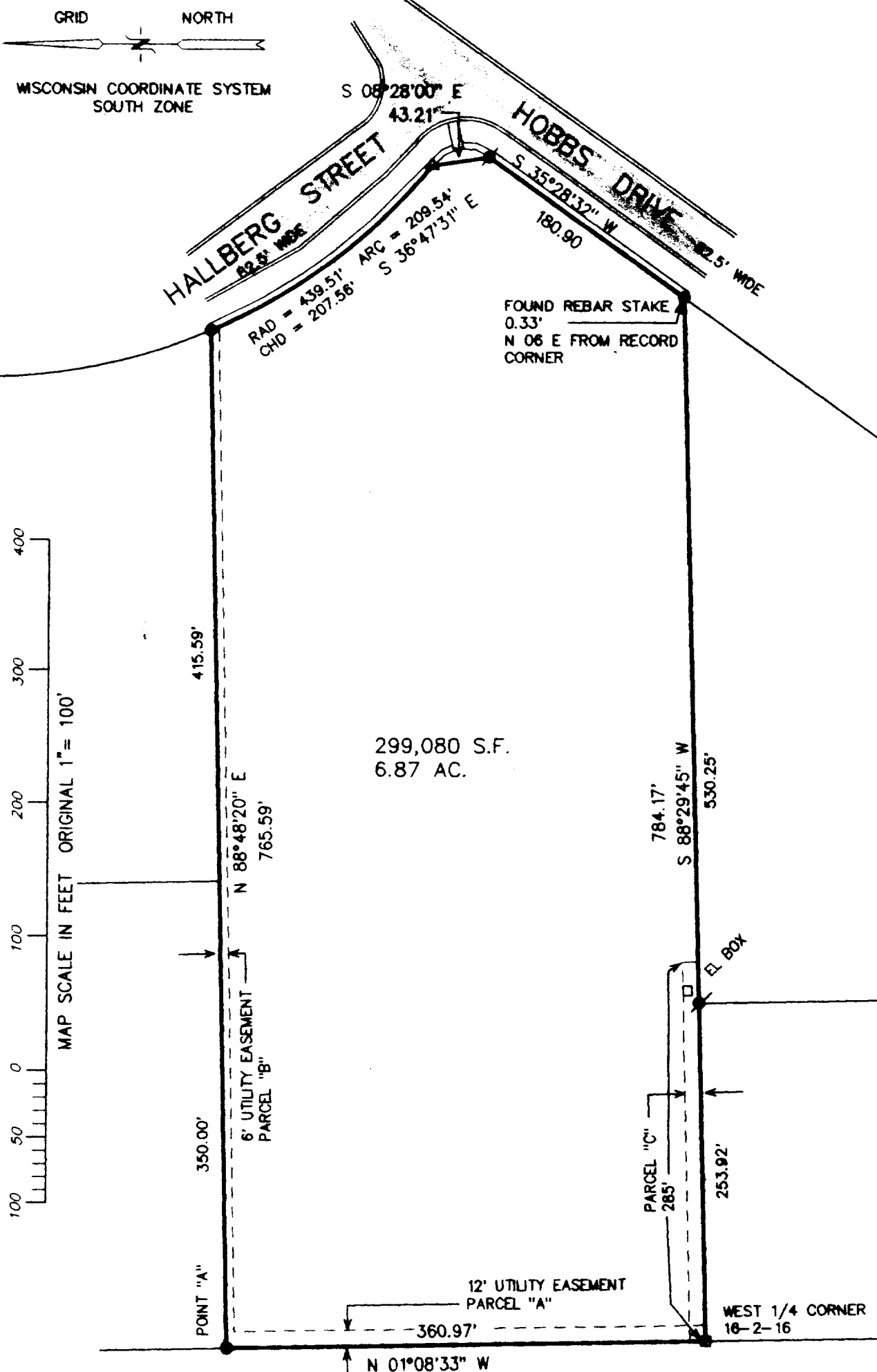
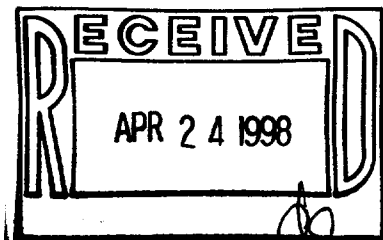
A STRIP OF LAND BEING TWELVE FEET WIDE LYING EAST OF THE FOLLOWING DESCRIBED REFERENCE LINE; BEGINNING AT A CONCRETE COUNTY MONUMENT MARKING THE WEST 1/4 CORNER OF SECTION 16, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN; THENCE N 01DEG 08MIN 33SEC W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16, 360.97 FEET TO THE END OF SAID REFERENCE LINE AND EASEMENT AT A POINT HEREINAFTER TO BE KNOWN AS POINT "A".

#### EASEMENT "B"

A STRIP OF LAND BEING SIX FEET WIDE LYING SOUTH OF THE FOLLOWING DESCRIBED REFERENCE LINE; BEGINNING AT THE AFORESAID POINT "A"; THENCE N 88DEG 48MIN 20SEC E, 765.59 FEET TO THE WESTERLY LINE OF HALLBERG STREET AND THE END OF SAID REFERENCE LINE AND EASEMENT.

#### EASEMENT "C"

A STRIP OF LAND BEING TWELVE FEET WIDE LYING NORTH OF THE FOLLOWING DESCRIBED REFERENCE LINE; BEGINNING AT A CONCRETE COUNTY MONUMENT MARKING THE WEST 1/4 CORNER OF SECTION 16, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN; THENCE N 88DEG 29MIN 45SEC E, 285.00 FEET TO THE END OF SAID REFERENCE LINE AND EASEMENT.

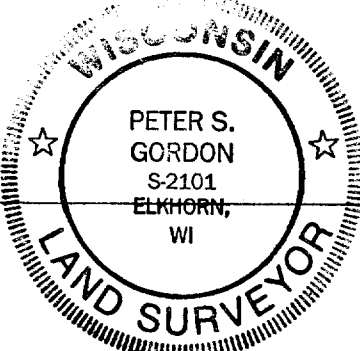


NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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: 4-12-98

PETER S. GORDON R.L.S. 2101



PROJECT 3155.BLD

SHEET 1 OF 1

XCDB3-4  
002-1714