

PLAT OF SURVEY
LOT 6 OF PINE TREE PLAZA

A SUBDIVISION LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWN 2 NORTH,
RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN

STATE TRUNK HIGHWAY "50"
VARIABLE WIDTH

EXISTING CURB (TYP.)

EXISTING CONCRETE WALK

EXTG. 30" SAN. SEWER (FROM RECORDS)

EXISTING OVERHEAD
WIRES (TYP.)

N 88°14'29" E 236.46'

EXISTING CURB (TYP.)

EXTG. CATCH BASIN

EXTG. 6" SAN. SEWER
(FROM RECORDS)

LOT 6
32,700 SQ. FT.
(0.75 ACRES)

PARKING/DRIVE AREA

50' HIGHWAY SETBACK LINE

EXTG. SIGN

CONCRETE

EXISTING BUILDING
(SHONEY'S RESTAURANT)

EXTG. ELECTRIC
BOX ON BLDG.

GAS PIPES

CONC.

EXTG. GUARD
RAIL

CORNER OF BUILDING LIES
1.5' OFF PROPERTY LINE

EXISTING 12" STM SEWER
(FROM RECORDS)

PARKING/DRIVE AREA

EXTG. BRICK
DUMPSTER AREA

EXTG. CATCH
BASIN

LOT 2

EXISTING 2" STM SEWER
(FROM RECORDS)

EXTG. CATCH
BASIN

NOTE PER TITLE EXCEPTION 30:

GENERAL ACCESS, EGRESS, AND UTILITY EASEMENTS EXIST AND AFFECT LOT 6 PER THE DECLARATION OF CROSS-EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED NOVEMBER 16, 1994 IN VOLUME 632, PAGE 7891, AS DOCUMENT NO. 296649 AND AMENDED AND RE-STATEMENT AS RECORDED JUNE 6, 1995 IN VOLUME 635, PAGE 2615, AS DOCUMENT NO. 307058. NO SPECIFIC WIDTH OR LOCATION WAS GIVEN.

NOTATIONS AFFECTING LOT 6 PER TITLE EXCEPTION 31 & 33:

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE, EXCEPT THOSE EXISTING AS OF FEBRUARY 1, 1999. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WALLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.239, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS.

THE LOTS OF THIS LAND DIVISION (PINE TREE PLAZA) MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS. 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS.

AS OWNER I HEREBY RESTRICT ALL LOTS (EXCEPT 2 THAT WILL BE ALLOWED TWO DRIVEWAYS TO STH 50), IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NO OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STH 50 OR 143, AS SHOWN ON THE PLAT, IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION. ACCESS AS SHOWN MAY BE PERMITTED BY THE DEPARTMENT THROUGH THE DRIVEWAY PERMITTING PROCESS. PERMITS ARE REVOCABLE.

LEGEND

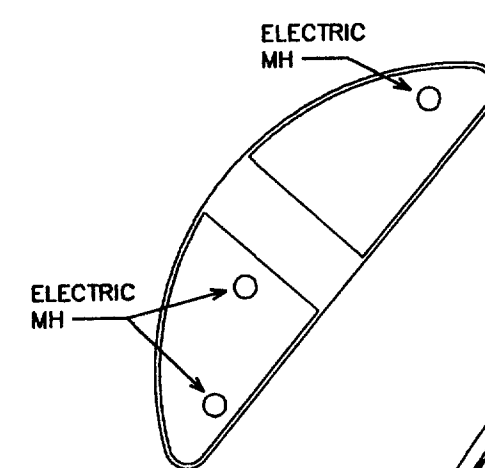
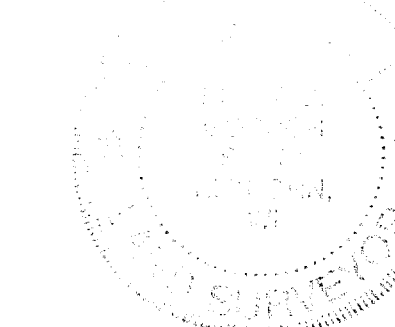
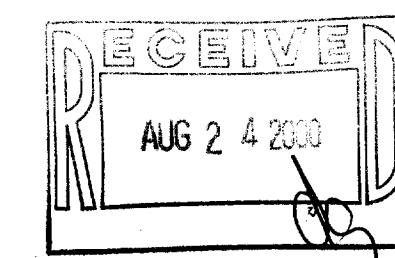
- = FUND IRON REBAR STAKE
- = FUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- ⊗ = FUND CHISELED "X" IN CONCRETE
- ⊗ = SF CHISELED "X" IN CONCRETE
- = UTILITY POLE LOCATED
- ⊙ = GY WIRE LOCATED
- = UTILITY CONTROL BOX LOCATED
- = LHT POLE LOCATED
- = MNHOLE LOCATED
- {XXX} = RECORDED AS

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

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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, 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: 8-1-2000

PETER S. GORDON



SANITARY MH

ELECTRIC MH

EXTG. 12" WATER MAIN (FROM RECORDS)

BORG ROAD
VARIABLE WIDTH

ELECTRIC MH

EXISTING CONCRETE WALK

EXTG. 30" SAN. SEWER (FROM RECORDS)

EXTG. GAS MAIN (FROM RECORDS)

EXTG. 2" WATER SERVICE (FROM RECORDS)

N 04°20'28" W 202.55'

50' HIGHWAY SETBACK LINE

N 04°20'28" W 202.55'

CONC.

6.5'

13.8'

13.9'

20.0'

13.9'

13.4'

10.3'

2.2'

1.85'

3.1'

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S 1/4 CORNER
17-2-16

FOUND CHISELED "X" IN
CONCRETE S 04 43 W,
0.2' FROM RECORD
CORNER

N 04°20'28" W 1088.79'

N 45°03'40" W 190.00'

S 44°54'20" W 1220.23'

S 88°42'52" W 85.96'

S 89°42'16" W 2718.03'

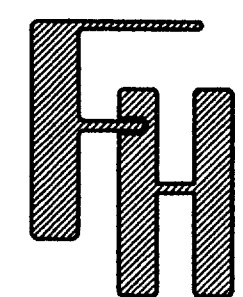
S 89°42'16" W 476.2'

SE CORNER
17-2-16

MAP SCALE IN FEET ORIGINAL 1" = 20'

AUG 01 2000

XPIN-6 002-1851



PLAT OF SURVEY
CITY OF DELAVAN
WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -
PAT CORRELL
CBT, LLC
130 WEST LAYTON AVENUE
MILWAUKEE, WI 53207

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
4179.00
DATE
08/01/2000
SHEET NO.
1 OF 1