

# PLAT OF SUVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 3621  
RECORDED IN VOL. 21 ON PG. 241 AS DOC. NO. 580795

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 17, TOWN 2 NORTH, RANGE 16 EAST,  
CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN

GRID NORTH  
STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE

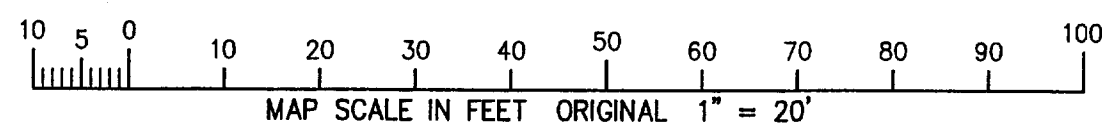
NOTE:  
20' SEWER AND WATERMAIN EASEMENT DESCRIBED IN  
VOL. 535, PG. 618 AS DOC. NO. 507130 IS LOCATED  
WITHIN HOBBS DRIVE RIGHT-OF-WAY.

STORM SEWER EASEMENT DESCRIBED IN VOL. 47, PG.  
73, AS DOC. NO. 635910 IS LOCATED WITHIN HOBBS  
DRIVE RIGHT-OF-WAY (DUPLICATED IN DOC. NO. 635911).  
66' ROADWAY EASEMENT DESCRIBED IN VOL. 193, PG. 314,  
DOC. NO. 20965 DOES NOT AFFECT PROJECT PARCEL.

20' SANITARY SEWER AND WATERMAIN EASEMENT AND STORM  
SEWER EASEMENT DEPICTED ON PLAT OF SURVEY PREPARED BY  
ABELL SURVEYING & MAPPING, DATED AUGUST 12, 1996, AS JOB  
NO. 96123, IS LOCATED WITHIN HOBBS DRIVE RIGHT-OF-WAY.

STORM DRAIN GRATE AS DEPICTED ON PLAT OF SURVEY  
PREPARED BY ABELL SURVEYING & MAPPING, DATED  
AUGUST 12, 1996, AS JOB NO. 96123, DOES NOT  
AFFECT PROJECT PARCEL.

- LEGEND
- = FOUND IRON PIPE STAKE
  - = FOUND IRON REBAR STAKE
  - (xxx) = RECORDED AS



LOT 2  
C.S.M. 1484

LOT 1  
C.S.M. 1484

LOT 1  
BENTLEY SUBDIVISION

LOT 1  
27,538 S.F.

20' STORM WATER DRAINAGE EASEMENT  
TO SERVE LOT 1 AND 2 OF C.S.M. 1484  
AND LOT 1 OF C.S.M. 3621; REC. AS DOC.  
NO. 512866 (DUPLICATED IN DOC. NO. 512867)

TO BOX  
ELEC. BOX

10' UTILITY EASEMENT

UNPLATTED  
LANDS

EXISTING  
ELECTRIC  
MANHOLE

10' UTILITY EASEMENT

EXISTING CONCRETE SIDEWALK

EXISTING  
LIGHT POLE

HOBBS DRIVE  
66' WIDE R.O.W.

EXISTING  
CATCH BASINS

EXISTING CURB  
& GUTTER

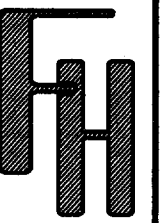
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW  
SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS  
MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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: JANUARY 19, 2004

*Peter S. Gordon*  
PETER S. GORDON R.L.S. 2101

FEB 24



WORK ORDERED BY -  
WARREN BENTLY  
P.O. BOX 488  
DELVAN, WI 53115

FARRIS, HANSEN & ASSOCIATES, INC.  
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REVISIONS

PROJECT NO.  
5734  
DATE:  
01/19/04  
SHEET NO.  
1 OF 1

XA3621-1

002-2204