



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	181.62'	5,696.65'	01°49'36"	90.81'	181.60'	S 57°07'16" W
()	182.65'	5,696.65'				

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE RAILROAD, RECORDED AS S 56°14'09" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 30, 2009.
3. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY.

LEGAL DESCRIPTION (AS FURNISHED)

LOTS 31, 32, 33, 34, 35 AND 36, IN BLOCK 2 IN DELAWARE SUBDIVISION, CITY OF DELAWARE, WALWORTH COUNTY, WISCONSIN. ALSO A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAWARE, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

THENCE NORTH 71 DEGREES 42 MINUTES EAST ALONG THE SOUTHERLY LINE OF WISCONSIN STREET AS PRESENTLY LAID OUT 1039.70 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES EAST ALONG SAID STREET LINE 672.62 FEET TO A POINT ON THE NORTHERLY LINE OF CHICAGO MILWAUKEE ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 56 DEGREES 16 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE 1532.64 FEET; THENCE SOUTH 33 DEGREES 44 MINUTES EAST 17.00 FEET; THENCE SOUTH 56 DEGREES 16 MINUTES WEST 110.00 FEET TO A POINT ON A CURVE OF SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID CURVE 182.63 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 3 IN DELAWARE SUBDIVISION; THENCE NORTH 26.87 DEGREES TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 IN DELAWARE SUBDIVISION; THENCE NORTH 56 DEGREES 54 MINUTES EAST ALONG THE SOUTHLN LINE OF SAID SUBDIVISION 191.00 FEET; THENCE NORTH 17 DEGREES 10 MINUTES WEST ALONG THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION 138.00 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

LOTS 31, 32, 33, 34, 35 AND 36, IN BLOCK 2 IN DELAWEY SUBDIVISION, CITY OF DELAWARE, WALWORTH COUNTY, WISCONSIN, AND A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAWARE, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 36, BLOCK 2, DELAWEY SUBDIVISION, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SUNSHINE AVENUE; THENCE NORTH 17 DEGREES 05 MINUTES 29 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SUNSHINE AVENUE, 137.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WISCONSIN STREET; THENCE NORTH 56 DEGREES 42 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 1180.48 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 48 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 672.10 FEET TO A POINT OF BEGINNING.

THENCE NORTH 17 DEGREES 05 MINUTES 29 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SUNSHINE AVENUE, 137.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WISCONSIN STREET; THENCE NORTH 56 DEGREES 42 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 1532.44 FEET; THENCE SOUTH 33 DEGREES 34 MINUTES 15 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 16.44 FEET; THENCE SOUTH 56 DEGREES 12 MINUTES 54 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 110.00 FEET TO A POINT OF CURVE ON SAID RIGHT-OF-WAY; THENCE SOUTHWESTERLY 181.62 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,696.65 FEET, THE CHORD BEARING SOUTH 57 DEGREES 07 MINUTES 16 SECONDS EAST, 180.00 FEET; THENCE NORTH 33 DEGREES 20 MINUTES 11 SECONDS WEST, 180.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, IN DELAWEY SUBDIVISION, CITY OF DELAWARE, WALWORTH COUNTY, WISCONSIN; THENCE NORTH 56 DEGREES 45 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 50.00 FEET TO THE PLACE OF BEGINNING.

PARCEL CONTAINS 595,137 SQUARE FEET OR 13.662 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS PLAT OF SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
WISCONSIN REGISTERED LAND SURVEYOR

January 12, 2009
DATE

PREPARED FOR

REINHART BOERNER VAN DEUREN S.C
22 EAST MIFFLIN STREET, SUITE 600
P.O. BOX 2018
MADISON, WI 53701-2018

PLAT OF SURVEY

LOTS 31, 32, 33, 34, 35 AND 36, BLOCK 2, DELAVIEW SUBDIVISION, ALSO A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 17, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

JSD Professional Services, Inc.
Engineers • Survivors • Planners

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PROJECT NO: 09-3714

FILE NO: C-241

SURVEYED: JK

F.B. NO/PG: 240/22

SHEET NO: 1 OF 1