

# Plat of Survey

of  
Lot 1 of Certified Survey Map No. 2948, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on February 18, 1998 in Volume 15 of Certified Survey Maps on Page 237, as Document No. 374737, being a division of Block "E" of Delavan Business Park No. 3, located in the Northwest 1/4 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin.

West 1/4 corner of Section 16, Town 2 North, Range 16 East  
Found Brass Monument in Concrete  
Northing 233,767.932  
Easting 2,371,530.065

S01°12'01"E 371.54'

Found 3/4" Iron Rebar at Corner

Found 3/4" Iron Rebar 0.15' South and 0.13' East of Corner

Hobbs Drive

Back of Walk 1.06' Northwesterly

Found 3/4" Iron Rebar at Corner

82.50'

Found 3/4" Iron Rebar at Corner

Back of Walk 0.92' North

Back of Walk 0.87' North

N88°47'50"E 62.13'  
(Record 62.04')

N88°47'51"E 191.81'  
20' Wide Proposed Public Utility  
Easement Per Doc. 002-1702  
30' Street Yard Min.

R=581.25' L=91.29'  
CH=91.20' CH.B=N84°17'53"E

## SURVEYOR'S NOTES

- Subject to Declaration of Protective Covenants recorded in Volume 513 of records on page 570 as Doc. 208030.
- Subject also to Covenants and Restrictions contained in Deed recorded in Vol. 229 of records as Doc. 44849.
- Dimensions on this plat are expressed in U.S. survey feet and decimal parts thereof, unless otherwise noted.
- The location of the property lines shown on the face of this plat are based upon the description and information furnished by the client, together with the cursory research of the county records. The parcel which is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your Title Company.
- Manholes, inlets, and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground at time of survey through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc.) is based in part on the "stamped" marking of the rim. Only the improvements, which were visible from above ground at the time of survey and through a normal search and walk through of the site, are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey. No drain tiles, if any exist, are shown hereon. Record utilities were not supplied by the client.
- Call Diggers Hotline at 1-877-877-9592 for field location of all underground utilities prior to any digging or construction.

## SURVEYOR'S CERTIFICATE

I, Carlo C. Ferretti, Professional Land Surveyor No. 3167-8 do hereby certify that this plat is a correct representation of all exterior boundaries of the land surveyed and that I have complied with the applicable requirements of the Wisconsin Administrative Code Section A-E 7.

Commencing at a Concrete County Monument found marking the west 1/4 corner of said Section 16; Thence S01°12'01"E 454.05' along the west line of southwest 1/4 of said Section 16 to a point on the south line of Hobbs Drive, and said point of beginning of the northwest corner of Delavan Business Park No. 3; Thence N88°47'51"E 62.04' to the point of beginning; Thence N88°47'51"E 191.81' along the south line of Hobbs Drive; Thence continue along Hobbs Drive 91.29' along the arc of a curve concave to the north having a radius of 581.25' and a chord which bears N84°17'52"E, 91.20'; Thence S11°04'44"E, 623.60' to the southerly line of said Block "E" and the northwesterly line of Interstate Highway "43"; Thence S52°55'22"W, 316.41' along said Highway; Thence N10°44'58"W, 803.78' to the point of beginning.

Field work was completed on the ground March 18, 2019.

Dated this 20th day of March, A.D. 2019

GEWALT HAMILTON ASSOCIATES, INC.  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000922

*Carlo C. Ferretti*  
CARLO C. FERRETTI  
PROFESSIONAL WISCONSIN LAND SURVEYOR NO. 3167-8  
LICENSE EXPIRES JANUARY 31, 2020



West line of the southwest quarter of Section 16  
S01°12'01"E 2641.58'

N10°44'58"W 803.70'  
(Record 803.76')

Lot 1  
200,385 Sq. Ft.  
(4.60 Acres)  
PIN: XA2948 00001

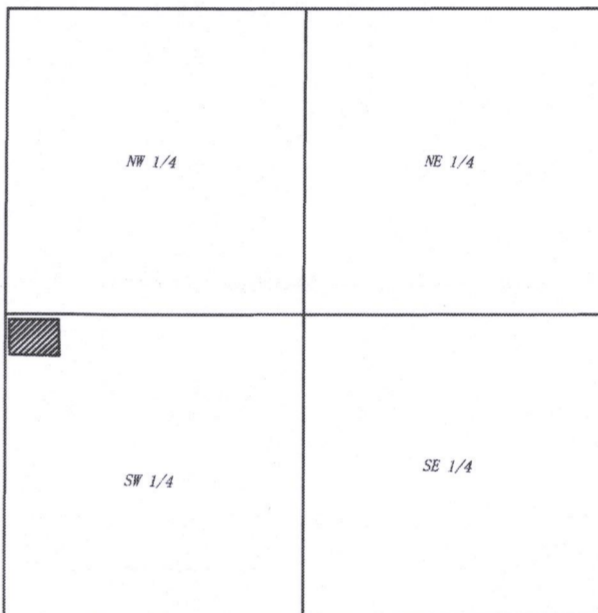
Centerline Overhead Electric Transmission Line  
Southwest corner of Section 16, Town 2 North, Range 16 East  
Found Brass Monument in Concrete  
Northing 231,126.929  
Easting 2,371,585.395

## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

Wisconsin Coordinate System, South Zone  
All bearings are referenced to the West line of the SW 1/4 of Section 16, Town 2 North, Range



Location Sketch  
SW 1/4 Section 16 Town 2 North, Range 16 East

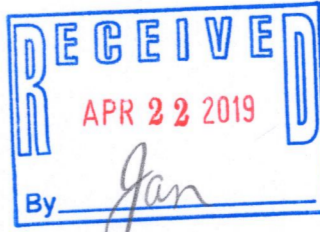
## LEGEND

- BOLLARD/POST
- CATCH BASIN
- CROSS/NOTCH
- DISK
- ELECTRIC BOX
- TELEPHONE BOX/PEDESTAL
- ELECTRIC METER
- FENCE
- FIBER OPTIC MANHOLE
- GAS MANHOLE
- GAS METER
- GAS VALVE
- INLET
- MAG NAIL/P.K. NAIL
- SANITARY SEWER MANHOLE
- SIGN
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEVISION MANHOLE
- TELEVISION BOX/PEDESTAL
- VALVE BOX
- WATER VALVE
- WATER METER

- CENTER LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- BOUNDARY LINE

- SIDEWALK ADA
- BUILDINGS/WALLS

- Found Iron Rebar 1 5/8"
- Set 1" Iron Pipe x 24" x 1.13 lbs./lin. ft
- Found Iron Pipe 1 1/2"
- Found Iron Rebar 3/4"
- Found Concrete County Monument with Brass Cap
- Set Mag Nail



## COPYRIGHT NOTICE

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**GHA** GEWALT HAMILTON ASSOCIATES, INC.

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1550 Hobbs Drive, Delavan, Wisconsin

Advocate-Aurora  
Delavan Clinic

NO.	BY	DATE	REVISION

DRAWN BY: CCF  
CHECKED BY: JFP  
DATE 3-20-2019  
GHA PROJECT #  
5512.000  
SCALE  
1"=40'

SHEET NUMBER:

1

OF 1 SHEETS

XA2948-1 004-2678