

PLAT OF SURVEY

FOR THE EXCLUSIVE USE OF:
AUTOZONE, INC.
123 SOUTH FRONT STREET
MEMPHIS, TN 38103

ORDER NO: 33456
BOOK: SEE FILE
FIELD CREW: DE
DRAWN BY: KJB
SHEET 1 OF 1

PLAT OF SURVEY
OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2003 AND
UNPLATTED LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 17, T. 2 N., R. 16 E., OF THE 4TH P.M.,
CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

PARCEL A LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 16 EAST OF THE 4TH P.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3261; THENCE NORTH 89°05'09" EAST ALONG THE NORTH LINE OF HOBBS DRIVE 140.00 FEET TO THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE NORTH 76°15'11" EAST 30.00 FEET TO A POINT; THENCE NORTH 52°20'42" EAST 49.51 FEET TO A POINT; THENCE NORTH 25°24'51" EAST 21.31 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WRIGHT STREET; THENCE SOUTH 00°19'00" EAST ALONG SAID WEST LINE 40.54 FEET TO A POINT; THENCE ALONG SAID WEST LINE AND ARC TO THE RIGHT 23.41 FEET HAVING A RADIUS OF 15.00 FEET AND A CHORD BEARING SOUTH 44°23'04" WEST 21.10 FEET TO A POINT ON SAID NORTH LINE OF HOBBS DRIVE; THENCE SOUTH 89°05'09" WEST ALONG SAID NORTH LINE 62.96 FEET TO THE POINT OF BEGINNING. CONTAINING 1,319 SQUARE FEET OR 0.030 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

PARCEL B LEGAL DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 2003 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 16 EAST OF THE 4TH P.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2003; THENCE NORTH 89°05'09" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 466.00 FEET TO THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°05'09" EAST 42.94 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE AND ARC TO THE RIGHT 23.72 FEET HAVING A RADIUS OF 15.00 FEET AND A CHORD BEARING SOUTH 45°36'56" EAST 21.32 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°19'00" EAST ALONG SAID EAST LINE 36.34 FEET TO A POINT; THENCE NORTH 19°07'49" WEST 17.41 FEET TO A POINT; THENCE NORTH 41°34'31" WEST 33.87 FEET TO A POINT; THENCE NORTH 73°47'21" WEST TO THE POINT OF BEGINNING. CONTAINING 826 SQUARE FEET OR 0.018 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

THE PLAT OF SURVEY SHOWN HEREON IS FOR THE SALE OR EXCHANGE OF LAND AS ALLOWED UNDER CITY OF DELAVAN SUBDIVISION ORDINANCE 14-1-20(6)(3). SPECIFICALLY, THE INTENT IS FOR PARCELS A AND B TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.

IT IS NOT THE INTENT OF THIS SURVEY TO CREATE ANY SEPARATE BUILDABLE LOTS; PARCELS A AND B CANNOT BE SOLD AS A SEPARATE BUILDABLE LOTS.

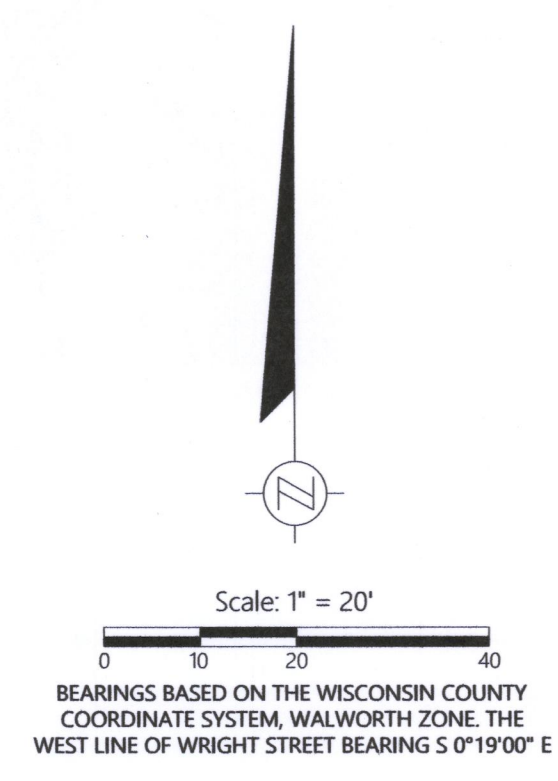
APPROVED THIS 20 DAY OF NOVEMBER 2019 BY THE CITY OF DELAVAN.

MARK WENDORF, DIRECTOR OF PUBLIC WORKS

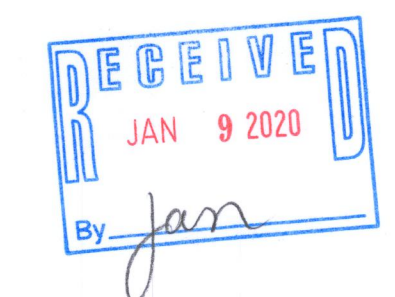
RH BATTERMAN AND COMPANY, INC. AND THE CITY OF DELAVAN HAVE AGREED TO EXCLUDE THE PLACEMENT OF MONUMENTS OF PARCELS "A" AND "B" LYING IN THE INTERSECTION OF HOBBS DRIVE AND WRIGHT STREET AS ALLOWED UNDER CHAPTER A-7.01E OF THE MINIMUM STANDARDS FOR PROPERTY SURVEYS.

MARK WENDORF, DIRECTOR OF PUBLIC WORKS

Kristin J. Belongia
RH BATTERMAN & CO., INC.



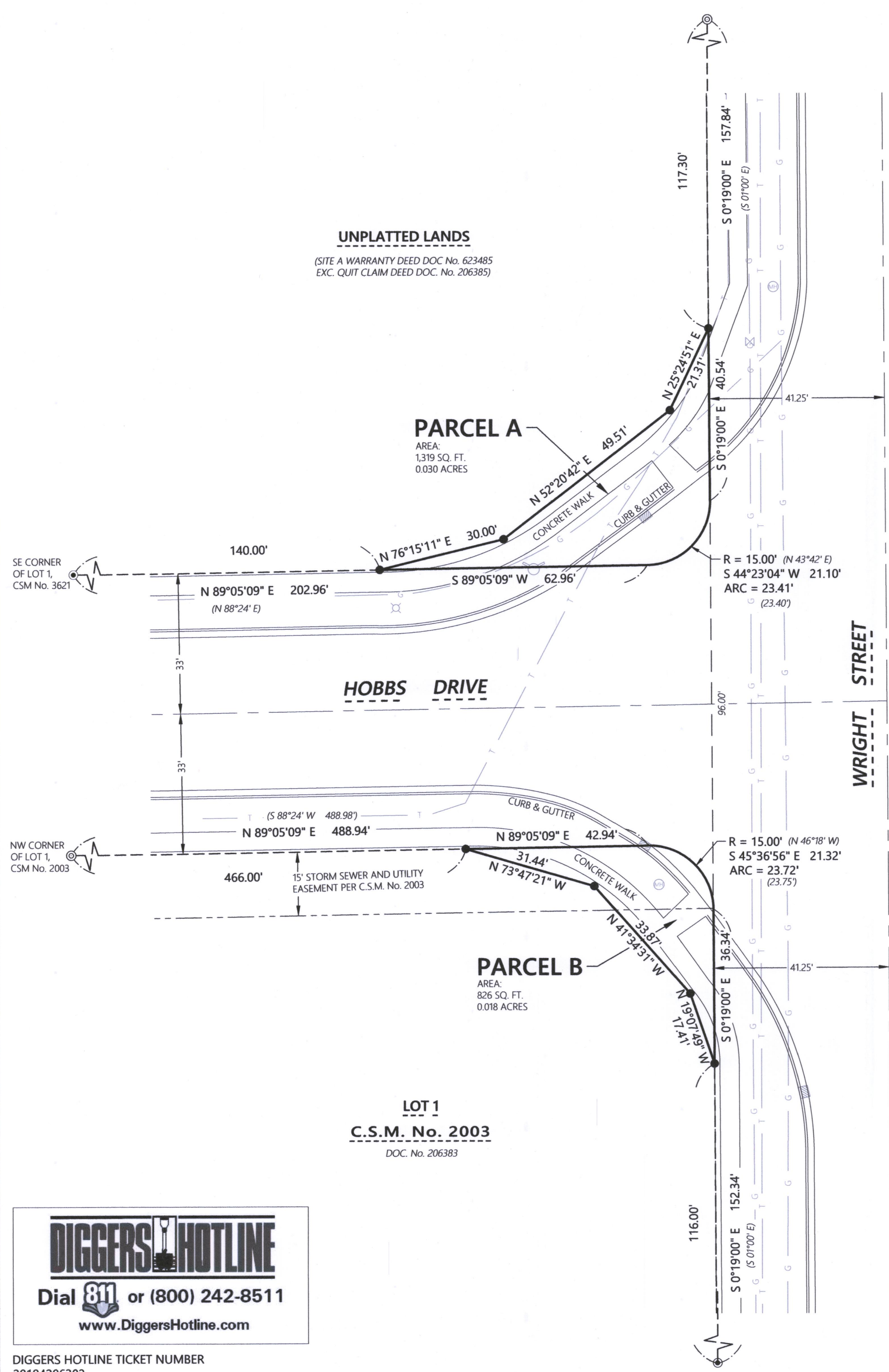
- LEGEND**
- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
 - ⊙ 3/4" Iron Rebar Found
 - ⊙ 1" Iron Pipe Found
 - (XXX.XX) Record Information
 - T — Existing Telephone
 - M — Existing Manhole
 - G — Existing Gas Main
 - V — Existing Gas Valve
 - L — Existing Light Pole
 - F — Existing Fire Hydrant
 - W — Existing Water Valve
 - I — Existing Curb Inlet
 - - - Existing Right-of-Way
 - Parcel Line
 - - - Existing Adjacent Property
 - - - Existing Centerline



Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Rock

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 11th day of November, 2019 at Beloit, Wisconsin.
Last day of field work November 12, 2019.



UNPLATTED LANDS
(SITE A WARRANTY DEED DOC. No. 623485
EXC. QUIT CLAIM DEED DOC. No. 206385)

PARCEL A
AREA:
1,319 SQ. FT.
0.030 ACRES

PARCEL B
AREA:
826 SQ. FT.
0.018 ACRES

LOT 1
C.S.M. No. 2003
DOC. No. 206383

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

DIGGERS HOTLINE TICKET NUMBER
20194206302
START DATE: 10/18/2019

XA2003-1 XWUP-13d 002-2682