## PLAT OF SURVEY (N 88'00'37" E 2655.91') NE 19-2-16 N 88'00'40" E 2655.89" N 19-2-16 North Line NE 1/4 Sec 19-2-16 PARCEL "A" - A parcel of land located in the Northeast Quarter of Section 19, T2N, R16E, City of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the Centerline at a point 1309 feet south of the north N 88°00'40" E 1941.78' line of Section 19, T2N, R16E, thence east 613.3 feet, thence north 308.49 feet, thence west 613.3 feet, thence south to the point of beginning EXCEPTING THEREFROM: Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 2 North, Range 16 East, in the City of Delavan, Walworth County, Wisconsin which is bounded and described as follows: Commencing at the Northeast corner of said Northeast 1/4; thence S 88°00'37" W along the north line of said Northeast 1/4, a distance of 1113.96 feet; thence S 01°36'30" E, a distance of 237.27 feet; thence S 88°23'30" W, a distance of 220.93 feet; thence S 01°18'22" E, a distance of 770.03 feet to the point of beginning; thence S 01°17'42" E, a distance of 124.71 feet to the arc of curve; thence westerly, 5.23 feet along the arc of a curve whose center is 2ND S 00°16'09" E a radial distance of 255.00 feet and whose cord bears S 89°08'34" W, 5.23 feet; thence S 88°33'17" W, a distance of 549.32 feet to the arc of a curve; thence southwesterly, 31.27 feet along the arc of a curve whose center is S 01°26'43" E a radial distance of 20.00 feet and whose chord bears S 43°45'31" W, 28.18 feet; thence S 01°02'16" E, a distance of 30.14 feet; thence S 88°33'17" W, a distance of 41.25 feet to the centerline of Second AKA Street (C.T.H. "O"), thence N 01 °02'16" W along said centerline, a distance of 171.88 feet; thence N 88°17'43" E, a distance of 615.13 feet to the point of beginning. STRE PARCEL "B" - PT NE 1/4 SEC 19 T2N R16E DESC AS BEG AT CTR OF HWY KNOWN AS BIGFOOT & DELAVAN ROAD 1309.3' S OF N LN OF SAID SEC 19; E 613.3' TO N & S 1/8 SEC LN OF SD 1/4 SEC; S ON 1/8 SEC LN CTH 213.07; W 616.3' TO CTR OF ABOVE MENTIONED RD; N ALG CT HWY 213.07' TO POB. EXC CSM 566. 01 Beginning at a point in the center of the highway or road know as the bigfoot and Delavan road 1309.3 feet South of the North line of said Section 19, and said point being also the Southwest corner of that certain piece or parcel of land conveyed by N. M. Harrington and wife to James Vance May 24, 1887 and which deed is on record in the office of the Register of Deeds for Walworth County in Volume 75 of the deeds on page 576; thence East along said Vance south line 613.3 feet to the North and South 1/8 section line of said quarter section; thence South on said 1/8 section line 213.07 feet to the Northeast corner of lands formerly owned and occupied by one Gressman; thence S West along Gressman's North line 613.3 feet to the center of the above mentioned highway; thence North along center of said highway 213.07 feet to the place of beginning, containing 3 acres of land excepting therefrom the land described in certified survey map number 566 recorded in Walworth County Register of Deeds in Volume 3, page 12 on April 19, 1976 as Document No. 2313. 01.02,16, (S 88'33'17" W 549.32') S 88°32'27" W 547.28 m R 255.00' CHO m A 5.18' (5.23') A31.08 S 88'32'27" W 5.18' 40' utility & public drainage easement 30 R20.00' 40 (S 89°08'34" W 5.23') D89'02'42" doc. #715456 (41.25') S 88'33'17" W S 88°33'17" W 8.62' 50 100 150 S S 01'18'36' 01.00 Parcel "A" 3 3' 3 3' Tax ID # XWUP 00162 BASIS OF BEARING: THE US STATE PLANE COORDINATE SYSTEM 01.02,18 WISCONSIN SOUTH ZONE NAD 83 (2011) QCD doc. # 0485673 10-10-2001 01.02 731 86.1 1 1/8th 113175 sf & 2.598 a total Parcel "B" 18, 108725 sf & 2.496 a exc. r/w Tax ID # XWUP 00163A QCD doc. # 1025349 ш 1<u>34.6</u>5° (SOUTH) 12' 12-15-2020 18 7447 sf & 0.171 a total 41.8' N 20.3 7047 sf & 0.162 a exc. r/w 12.14 733 🗓 27.4' (EAST 613.3') 15 N 89'10'49" E 613.47 1309.3 S 89'10'49" W 613.46' (WEST 613.55') Monumented North Line of CSM 566 1321.44 398.79' (398.82') 181.67' (181.73') North Line of CSM 566 per deed (1' South of mounmented line) S 89°08'40" W 615.20' to 2nd found IP 3 3 2nd iron pipe found S 71°12'50" E 1.86' from corner CSM 566 (XXX) = REORDED AS (S 0°38' E 1322.44') FOUND CONC. COR. MON W/BRASS CAP = FOUND IRON PIPE I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND FOUND IRON REBAR STEVEN LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND SCHMIDT = UTILITY POLE DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. S-2813

PREPARED FOR:

JOB NO. 2020-914

TAX ID # XWI IP 0

MATTHEW CUMMINGS
MICHAEL CUMMINGS
TAX ID # XWUP 00162 (parcel "A)
TAX ID # XWUP 00163A (parcel "B")

= UTILITY PEDESTAL

SCALE 1" = 50'

- = OVERHEAD UTILITY LINES

LAKELAND SURVEYORS LLC 236 STH 50 SUITE B DELAVAN, WI 53115 262-475-9567 STEVEN L SCHMIDT S - 2813

STEVEI Wisconsin I

XWUP-00162

YEAR FROM THE DATE HEREOF.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE. MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE

DATED THIS 26TH DAY OF DECEMBER 2020

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

**ELKHORN**