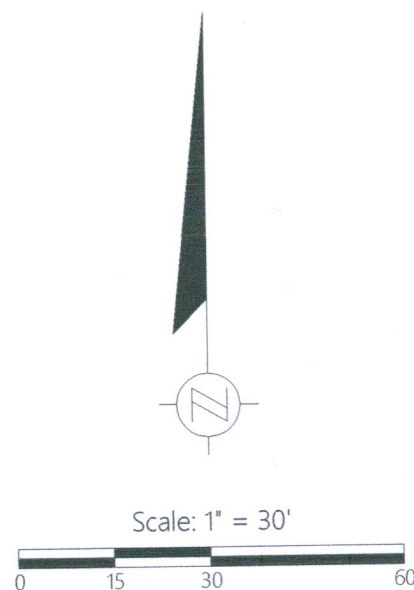


PLAT OF SURVEY

A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4399 RECORDED IN VOLUME 28 ON
PAGES 261-263 AS DOCUMENT NUMBER 830528
LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 2 NORTH,
RANGE 16 EAST, OF THE 4TH P.M., CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE NORTH LINE OF ANN STREET
BEARING S 60°29'15" W

MONUMENT KEY

- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found
- (XXX.XX) Record Information

LEGEND

- Existing Right-of-Way
- Existing Boundary Line
- Existing Adjacent Property
- Existing Centerline
- Existing Telephone Pedestal
- OH Existing Overhead Power
- ⊙ Existing Utility Pole
- Existing Guy Wire
- ⊠ Existing Utility Vault

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 PARCEL A TO BE COMBINED WITH TAX PARCEL
XA439900001A.

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

APPROVED THIS 9th DAY OF SEPT, 2021 BY THE CITY OF DELAVAN.

MARK WENDORF, DIRECTOR OF PUBLIC WORKS



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
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 7th day of September, 2021 at Beloit, Wisconsin.

Last day of field work September 3rd, 2021

If the surveyor's signature is not red in color,
the plan is a copy that should be assumed to
contain unauthorized alterations.
The certification contained on this document
shall not apply to any copies.

PARCEL "A" LEGAL DESCRIPTION:

A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4399, RECORDED IN VOLUME 28 ON PAGES 261-263, AS
DOCUMENT NUMBER 830528, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 17, TOWNSHIP 2 NORTH, RANGE 16 EAST, THE 4th P.M., CITY OF DELAVAN, WALWORTH COUNTY,
WISCONSIN.

DESCRIBED AS FOLLOWS:

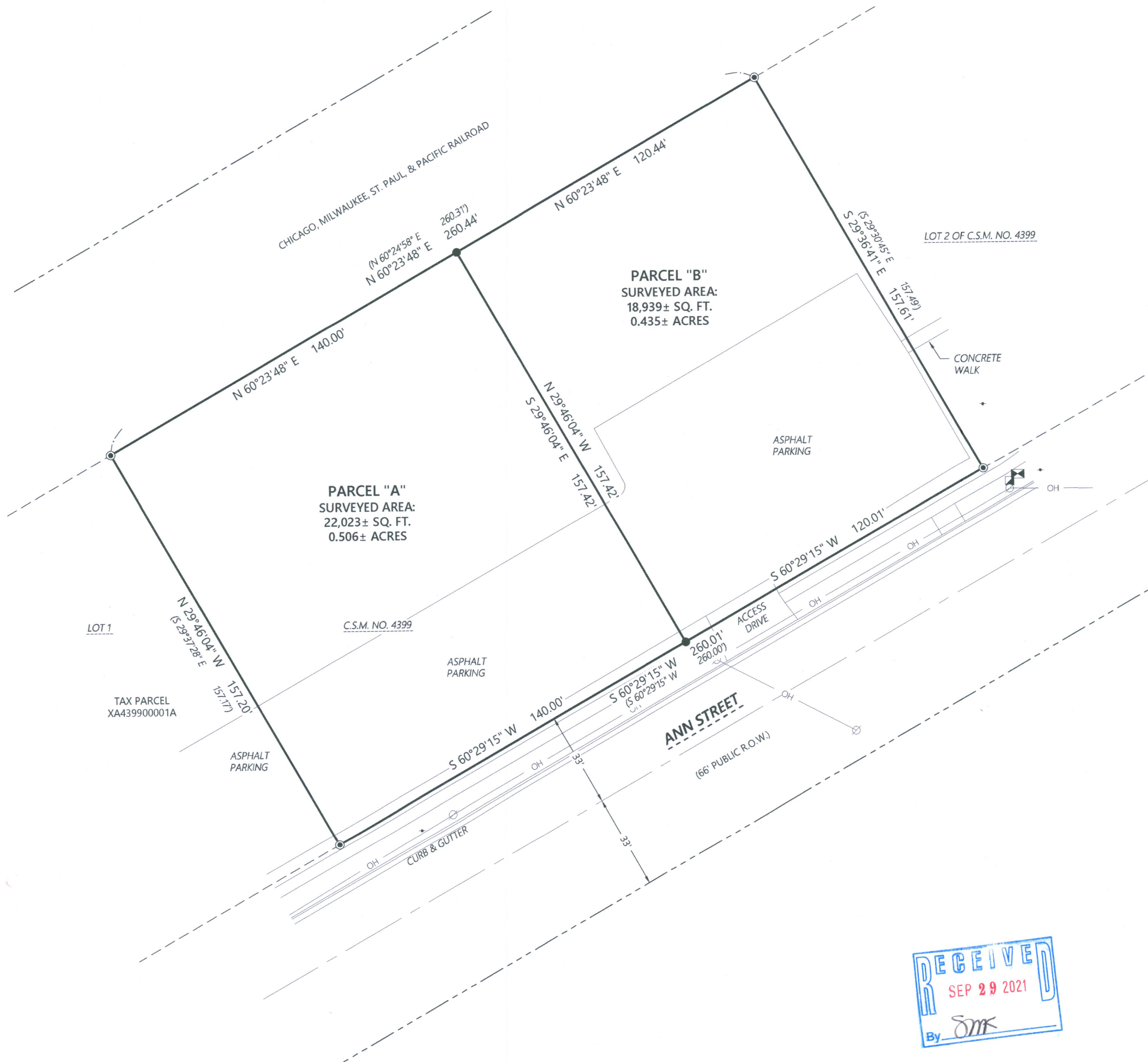
COMMENCING AT A FOUND 3/4" REBAR AT THE MOST NORTHERLY CORNER OF LOT 1 OF AFORESAID
CERTIFIED SURVEY MAP NO. 4399; THENCE SOUTH 60°23'48" WEST ALONG THE NORTH LINE OF SAID LOT 1 A
DISTANCE OF 120.45 TO A SET 3/4" REBAR AT THE POINT OF BEGINNING; THENCE SOUTH 29°46'04" EAST A
DISTANCE OF 157.42 TO A SET 3/4" REBAR ON THE NORTH LINE OF ANN STREET; THENCE ALONG SAID NORTH
LINE SOUTH 60°29'15" WEST A DISTANCE OF 140.00 FEET TO A FOUND 3/4" REBAR; THENCE NORTH 29°46'04"
WEST A DISTANCE OF 157.20 FEET TO A FOUND 3/4" REBAR ON THE NORTH LINE OF SAID LOT 1; THENCE
NORTH 60°23'48" EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 22,023 SQUARE FEET (0.506 ACRES), MORE OR LESS.
SUBJECT TO ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

PARCEL "B" LEGAL DESCRIPTION:

A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4399, RECORDED IN VOLUME 28 ON PAGES 261-263, AS
DOCUMENT NUMBER 830528, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 17, TOWNSHIP 2 NORTH, RANGE 16 EAST, THE 4th P.M., CITY OF DELAVAN, WALWORTH COUNTY,
WISCONSIN.

DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/4" REBAR AT THE MOST NORTHERLY CORNER OF LOT 1 OF AFORESAID CERTIFIED
SURVEY MAP NO. 4399, THENCE SOUTH 29°36'41" EAST A DISTANCE OF 157.61 TO A FOUND 3/4" REBAR ON
THE NORTH LINE OF ANN STREET; THENCE SOUTH 60°29'15" WEST ALONG SAID NORTH LINE A DISTANCE OF
120.01 FEET TO A SET 3/4" REBAR; THENCE NORTH 29°46'04" WEST A DISTANCE OF 157.42 FEET TO A SET 3/4"
REBAR ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 60°23'48" EAST A DISTANCE OF 120.44 FEET TO
THE POINT OF BEGINNING.
CONTAINING 18,939 SQUARE FEET (0.435 ACRES), MORE OR LESS.
SUBJECT TO ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.



2857 Bartells Drive
Beloit, Wisconsin 53511
608.365.4464
www.rhbatterman.com

Batterman
engineers surveyors planners

PLAT OF SURVEY

FOR THE EXCLUSIVE USE OF:
City of Delavan
123 South Second Street
Delavan, WI 53115

ORDER NO: 34036

FIELD CREW: BMR
DRAWN BY: BMR