

PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN ALL FOUR 1/4 SECTIONS OF THE NORTHWEST 1/4 OF SECTION 16 IN TOWNSHIP 2 NORTH, RANGE 16 EAST, IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
PART OF BLOCK B OF DELAVAN BUSINESS PARK NO. 3 AS RECORDED IN DOCUMENT NO. 220235 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

ALSO INCLUDES LANDS DESCRIBED IN DOCUMENT NO. 337875 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

COMMENCING FROM THE NORTHEAST CORNER OF BLOCK B OF DELAVAN BUSINESS PARK NO. 3; THENCE S01°11'43"E 225.00'; THENCE S01°12'03"E 75.00' TO THE PLACE OF BEGINNING; THENCE S01°11'21"E 554.01'; THENCE S88°48'45"W 497.57'; THENCE N01°11'40"W 66.00'; THENCE ALONG A CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF N18°34'05"W 257.54' WITH A RADIUS OF 431.25' AND A LENGTH OF 261.53'; THENCE N35°40'07"W 14.08'; THENCE N54°02'58"E 404.64'; THENCE S88°50'03"W 250.05 TO THE PLACE OF BEGINNING.

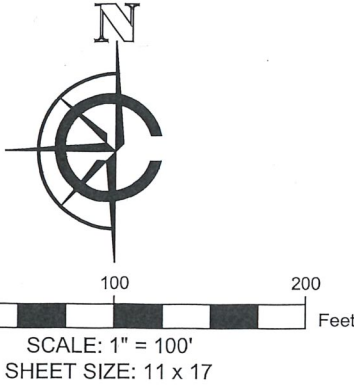
ALSO COMMENCING FROM THE NORTHEAST CORNER OF BLOCK B OF DELAVAN BUSINESS PARK NO. 3; THENCE S01°11'43"E 225.00' TO THE PLACE OF BEGINNING; THENCE S01°12'03"E 75.00'; THENCE S88°50'03"W 250.05'; THENCE N20°34'16"W 79.45'; THENCE N88°49'14"E 276.40 TO THE PLACE OF BEGINNING.

PART OF BLOCK B
TAX KEY NO. XCDB3 00002C

PART OF BLOCK B
TAX KEY NO. XCDB3 00002

PART OF BLOCK B
DELAVAN BUSINESS PARK NO. 3
TAX KEY NO. XCDB3 00002A
283,670 S.F.
6.51 ACRES

PART OF BLOCK B
TAX KEY NO. XCDB3 00002D1



- LEGEND
- EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING GRAVEL
 - (xx) RECORDED AS
 - FOUND 1" IRON PIPE
 - FOUND IRON ROD
 - SET 1" I.D. IRON PIPE 18", 1.13# L.F.
 - FOUND CONC. MONUMENT
 - FOUND MANHOLE
 - FOUND UTILITY PEDESTAL

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

THE SOUTH LOT LINE OF PARCEL WITH TAX KEY XCDB3 00002A IS ASSUMED TO BEAR S88°48'45"W.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

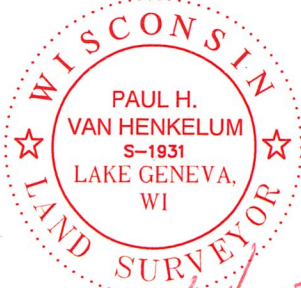
SURVEY ORDERED BY:
MARC BUCARO

PROPERTY ADDRESS:
309 HALLBERG STREET
DELAVAN, WI 53115

FIELD WORK COMPLETED ON:
OCTOBER 10, 2023

FIELD CREW CHIEF:
TODD HENRICKSEN

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

Paul H. Van Henkelum
PAUL H VAN HENKELUM, PLS #1931

10/24/2023
DATE



CARDINAL
PLAN | SURVEY | ENGINEER

1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 10 / 20 / 2023 JOB No. 23583
SHEET 1 OF 1 SEM

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	75.00	S01° 12' 03"E
L2	66.00	N01° 11' 40"W
L3	14.08	N35° 40' 07"W
L4	79.45	N20° 34' 16"W
L5	77.24	N13° 54' 31"W
L6	50.00	N89° 12' 15"E
L7	33.00	N88° 49' 14"E
RECORDED AS		
LINE NUMBER	LENGTH (FT)	DIRECTION
L2	N/A	N01° 11' 40"W
L3	N/A	N35° 56' 29"W