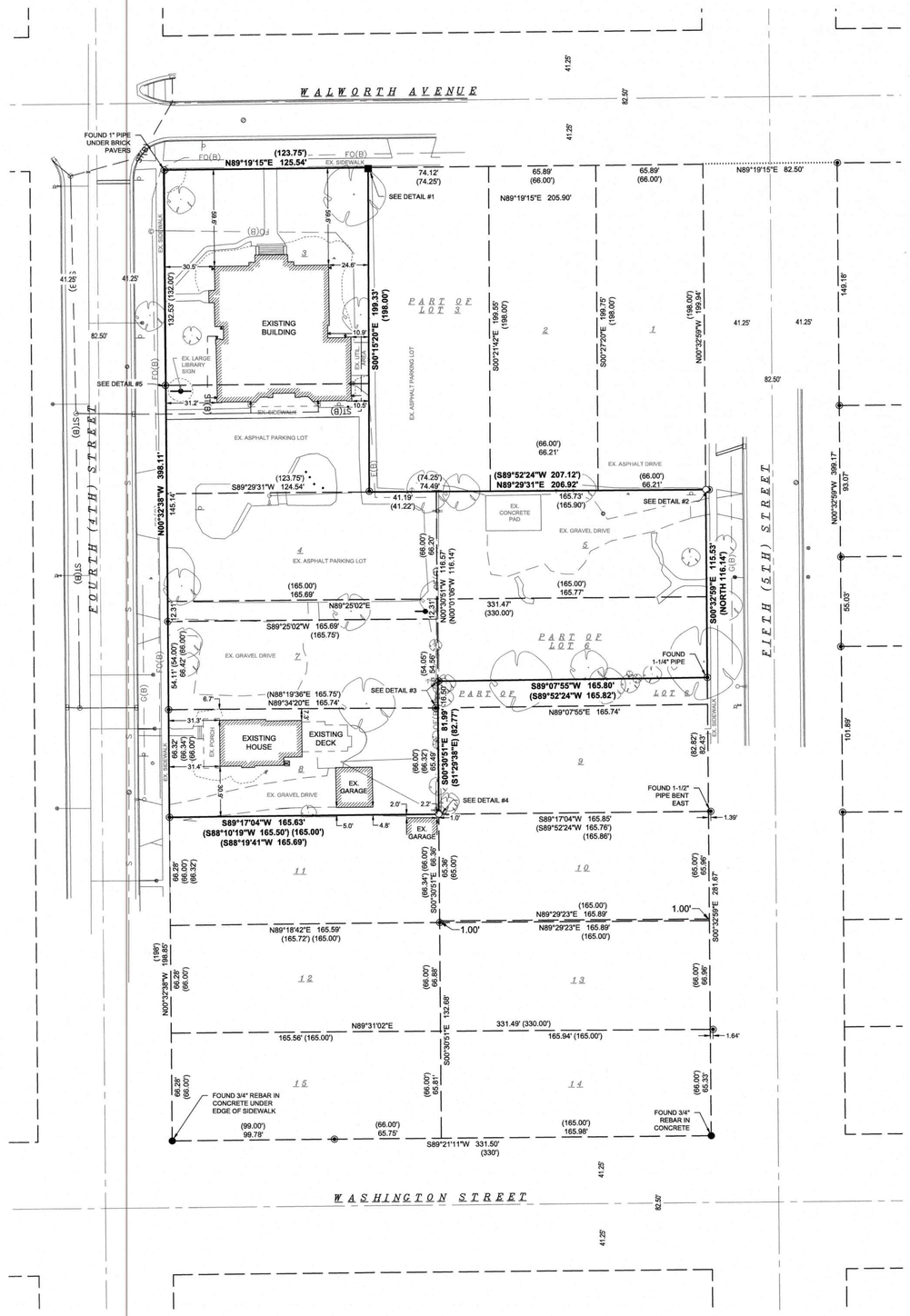
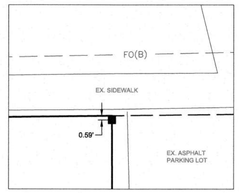
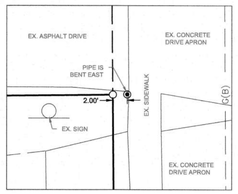


LEGEND

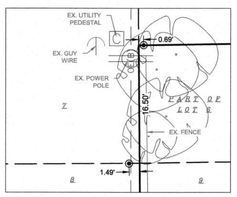
- 3/4" SOLID IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" SQUARE REBAR FOUND
- 3/4" SOLID IRON REBAR SET
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER CURB STOP
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING POWER POLE WITH LIGHT
- EXISTING UTILITY PEDESTAL
- EXISTING TRAFFIC SIGN
- EXISTING A/C UNIT
- EXISTING SATELLITE DISH
- EXISTING DECIDUOUS TREE (SIZE VARIES)
- EXISTING CONIFEROUS TREE (SIZE VARIES)
- EXISTING STUMP
- EXISTING FENCE
- FO(B) EXISTING UNDERGROUND FIBER OPTIC
- OE(B) EXISTING OVERHEAD LINES
- G(B) EXISTING UNDERGROUND GAS



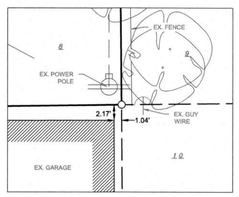
DETAIL #1
SCALE: 1"=10'



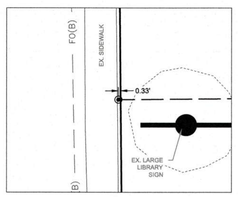
DETAIL #2
SCALE: 1"=10'



DETAIL #3
SCALE: 1"=10'



DETAIL #4
SCALE: 1"=10'



DETAIL #5
SCALE: 1"=10'

PLAT OF SURVEY

LOTS 4, 5, 7, 8, PART OF LOTS 3 AND 6, BLOCK 1, PASAGE, ARAM & DOWNIE ADDITION TO THE VILLAGE OF DELAVAN ALSO LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

I, Adam R. Gross, Professional Land Surveyor, hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief.

Dated this 6th day of FEBRUARY, 2024.

Signed:
Adam R. Gross, P.L.S. No. 3017

WISCONSIN ADAM R. GROSS S-3017 SUN PRAIRIE WI LAND SURVEYOR

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH, THE EAST RIGHT OF WAY LINE OF FOURTH STREET, MEASURED AS N00°32'38"W

0 40 FEET

SURVEYED FOR:
FEH Design
604 East Grand Avenue
Des Moines, IA 50309

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

NOTES:
Legal Description of Property as surveyed:

Lots 4, 5, 7, 8, Part of Lots 3 and 6, Block 1, PASAGE, ARAM & DOWNIE ADDITION TO THE VILLAGE OF DELAVAN also located in the Northeast Quarter of the Southeast Quarter of Section 18, Township 2 North, Range 16 East, City of Delevan, Walworth County, Wisconsin, more fully described as follows:

Beginning at the Northwesterly corner of said Lot 3, Block 1; thence North 89 degrees 19 minutes 15 seconds East along the northerly line of said Lot 3 and the Southerly right of way line of Walworth Avenue, 125.54 feet; thence South 00 degrees 15 minutes 20 seconds, East, 199.33 feet to the northerly line of said Lot 4; thence North 89 degrees 29 minutes 31 seconds East along the Northerly line of said Lots 4 and Lot 5, 206.92 feet to the Northeasterly corner of said Lot 5, point also being on the Westerly right of way line of Fifth Street; thence along said Westerly right of way line, South 00 degrees 32 minutes 59 seconds East, 115.53 feet; thence South 89 degrees 07 minutes 55 seconds West, 165.80 feet to the Easterly line of said Lot 7; thence South 00 degrees 30 minutes 51 seconds East, along the Easterly line of said Lots 7 and 8, 81.99 feet to the Southeast corner of said Lot 8; thence South 89 degrees 17 minutes 04 seconds West along the Southerly line of said Lot 8, 165.63 feet to the Southwesterly corner of said Lot 8, point also being on the Easterly right of way line of Fourth Street; thence along said Easterly right of way line, North 00 degrees 32 minutes 38 seconds West, 398.11 feet to the point of beginning. This description contains approximately 77,083 square feet or 1.7696 acres.

Property Address's: 404 E. Walworth Avenue, 119 S. Fourth Street, 121 S. Fourth Street, 116 S. Fifth Street, City of Delavan WI, 53115 (Per Walworth County GIS Website)

Tax Parcel Number(s): XP00004, XP00008, XP00009, XP00007 (Per Walworth County GIS Website)

Present site owner(s): Aram Libraray, City of Delavan, R. Gray Betzer Trust, City of Delavan

Area of surveyed parcel: 77,083 Sq. Ft. or 1.7696 Acres.

Date of Fieldwork: April 10, 2023

This survey was prepared without the benefit of a Title Report for the subject tracts or adjoiners and is therefore subject to any and all easements, agreements, restrictions and statement of facts revealed by examination of such documents.

This survey is subject to any and all easements and agreements recorded and unrecorded.

MARK	REVISION	DATE	BY
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#

Engineer: #### Checked By: #### Scale: 1" = 40'
Technician: ARG Date: 02/06/2024 T-R-S: T2N, R16E
Project No: 123.0362.30 Sheet 1 OF 1

CITY OF DELAVAN, WALWORTH COUNTY, WI

ARAM PUBLIC LIBRARAY

PLAT OF SURVEY

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0362.30
Sheet 1 OF 1

V:\Projects\50\20\123.0362.30\CAD\01230362_BND7-FOS.dwg ADAM GROSS, ########## 2024/02/06, 8:25 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)