

Plat of Survey

of

Lot 2 of Certified Survey Map No. 1460,

recorded December 20, 1985 in Vol. 7 of Certified Survey Maps of Walworth County on Page 20 as Document Number 123302 and located in the Southwest 1/4 of the Southwest 1/4 of Section 9, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin.

Tax Parcel
FD 900007C

Tax Parcel
FD 900007D1

recorded as (N65°53'E 1409.55')
N84°29'47"E 1409.84'
North line of land surveyed by Lloyd L. Jensen February 1957.

Surveyed for: **Nieuwenhuis Properties, LLC**
P.O. Box 327
Delavan, Wisconsin. 53115

Tax Parcel
FD 800015G

Tax Parcel
FD 900007D

Tax Parcel
FD 800015E

Tax Parcel
FD 800015

Lot 2
Tax Parcel
XA146000002
0.996 Acre
43,370 Sq.Ft.
0.977 Acre
42,545 Sq.Ft.
Exclusive of R.O.W.

Building
No. 1635

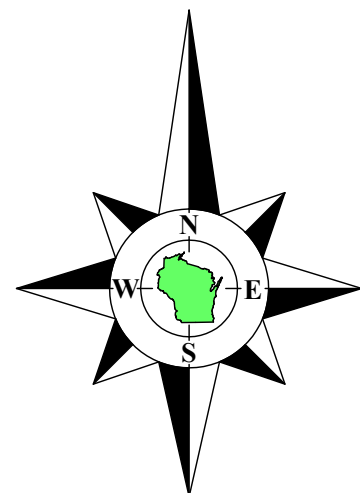
Building
No. 1631

Lot 1
C.S.M. 1460

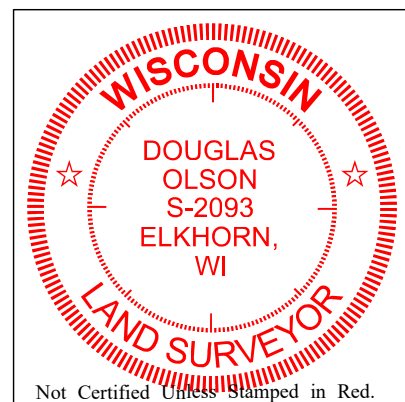
Building

Lot 2
C.S.M. 1310

Building



Bearings referenced to the South line of the Southwest 1/4 of Section 9-2-16, recorded as N88°29'38"E in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).



Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.

Mound Road

Southwest Corner
Section 9-2-16
N. 236.399.47
E. 2,371,476.81

recorded as (N88°29'38"E 2620.94') State Plane
N88°29'38"E 2620.95'
South line of the Southwest 1/4 of Section 9-2-16

South 1/4 Corner
Section 9-2-16
N. 236,468.36
E. 2,374,096.78

South 1/8 Corner
of the Southwest 1/4
Section 9-2-16
See Note B

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Note B:

The South 1/8 Corner of the Southwest 1/4 of Section 9-2-16 is shown as a Concrete Monument on a Plat of Survey no. v5-214 by Lloyd L. Jensen, County Surveyor, dated June 1945. A tie sheet for the monument was maintained in the records of the Walworth County Surveyor until those records were taken over by the Southeastern Wisconsin Regional Planning Commission. The monument is shown on a number of other surveys on file at Walworth County including surveys numbered 216-54.1, 216-176, 216-651, 216-2237, 216-2513, 216-2621, 216-4249, C.S.M. 2920 and C.S.M. 2946. The Concrete Monument at the South 1/8 Corner appears to be gone at the time of this survey. The location was established using information from C.S.M. 2946, which shows it at 1312.36' (which is confirmed by survey no. 216-4249) from the Southwest corner of Section 9 and 0.27' South of the straight line between the Southwest corner and the South 1/4 corner.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

2024.150

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2024.150

Legend of Symbols & Abbreviations

- | | |
|-------------------------------|--------------|
| Found County Section Corner | N North |
| Found Iron Pipe | S South |
| Found Iron Rod | E East |
| Set Mag Nail in Frozen Gravel | W West |
| Recorded Information | In Bearings |
| Utility Pole | ° Degrees |
| Utility Pedestal | ' Minutes |
| Catch Basin | " Seconds |
| Asphalt Surface | In Distances |
| Concrete Surface | ' Feet |
| | " Inches |
- | |
|----------------|
| Water Value |
| Manhole |
| Fire Hydrant |
| Gravel Surface |



45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

Scale in Feet
1" = 30'



Survey Date: January 9, 2025.

Revisions: