

Plat of Survey

of

A parcel of land described in Title Commitment No. WA-23840 prepared by Chicago Title Insurance Company, dated December 16, 2024 as shown below:

PARCEL 1 :

A strip of land of the uniform width of 10 feet off from the entire Northeasterly side of Lot 14; all of Lot 15 and a strip of land of the uniform width of 10 feet off from the entire Southwesterly side of Lot 16 in Block 8 of Passage, Aram & Downies Addition to the Village, now City, of Delavan, Walworth County, Wisconsin.

Tax Key No. XP 00132A
Address: 625 E Wisconsin Street

PARCEL 2:

Lot 16, EXCEPT the Southwesterly 10 feet,

AND Lot 17, EXCEPT the East 10 feet, Block 8, Passage, Aram & Downie Addition.

AND ALSO East 10 feet Lot 17, and West 20 feet Lot 18, Block 8, Passage, Aram & Downie Addition.

AND ALSO Lot 18, Block 8, EXCEPT West 20 feet and

AND ALSO that part Lot 19 described as beginning 6.41 feet Southwest of Southeast corner Lot 19, thence Northwesterly to point 20 feet Southwest of most Northerly corner Lot 19; thence Southwesterly to Northerly corner Lot 18, Southwest to Southerly corner Lot 19; thence Northeast to the place of beginning, all in Passage, Aram & Downie Addition.

All in the City of Delavan, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that portion there of as is set forth in a Trustee's Deed from Mildred M. Swets Trust dated February 13, 2020, to Sew Clean L.L.C. recorded February 6, 2023, as Document No. 1074770, and as amended by a Correction Instrument recorded September 9, 2024, as Document No. 1099948, and being described as:

A parcel of land located in Lots 18 & 19 of Block 8, of Passage, Aram and Downies Addition to the City of Delavan described as follows:

Commencing at the southeast corner of said Lot 19; thence 6.41 feet Southwesterly along the Southerly line of said Lot 19 to the point of beginning; thence Southwesterly along said Southerly line of said Lot 19 30.00 feet to an iron pipe; thence Northwesterly 82.50 feet to an iron pipe that is 50.08 feet Southwesterly of the Northeast corner of said Lot 19 as measured along the Northerly line of said Lot 19 extended; thence 30.00 feet along said extended Northerly line of said Lot 19 to an iron pipe; thence Southerly 82.48 feet to the place of beginning.

SAID LANDS HAVING BEEN FORMERLY DESCRIBED AS:

The northeasterly 30 feet of the following described parcel

Lot 16, EXCEPT the Southwesterly 10 feet,

AND Lot 17, EXCEPT the East 10 feet, Block 8, Passage, Aram & Downie Addition.

AND ALSO East 10 feet Lot 17, and West 20 feet Lot 18, Block 8, Passage, Aram & Downie Addition.

AND ALSO Lot 18, Block 8, EXCEPT West 20 feet and

AND ALSO that part Lot 19 described as beginning 6.41 feet Southwest of Southeast corner Lot 19, thence Northwesterly to point 20 feet Southwest of most Northerly corner Lot 19; thence Southwest to Northerly corner Lot 18, Southwest to Southerly corner Lot 19; thence Northeast to the place of beginning, all in Passage, Aram & Downie Addition.

All in the City of Delavan, Walworth County, Wisconsin.

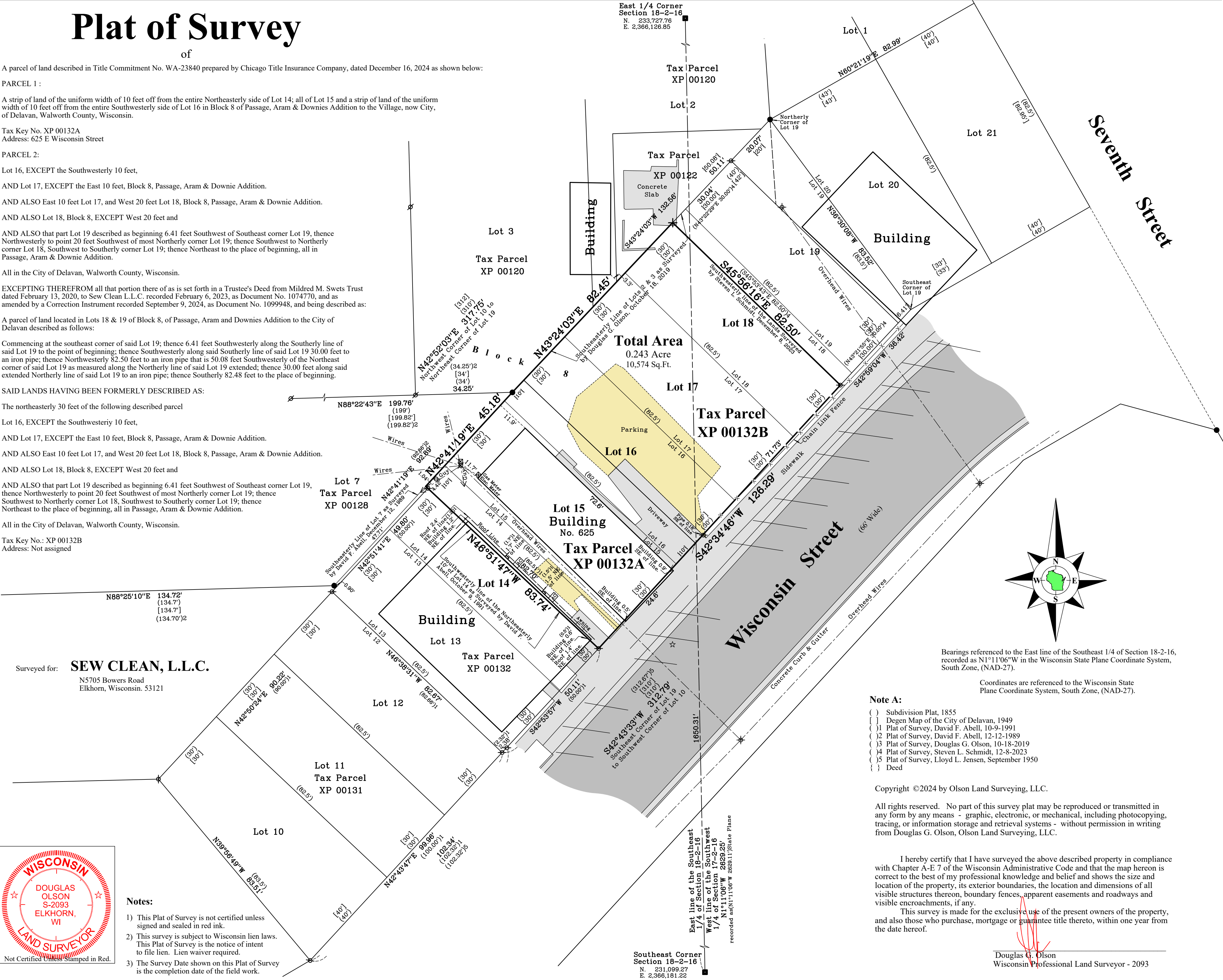
Tax Key No.: XP 00132B
Address: Not assigned

Surveyed for: **SEW CLEAN, L.L.C.**
N5705 Bowers Road
Elkhorn, Wisconsin. 53121



Notes:

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



Bearings referenced to the East line of the Southeast 1/4 of Section 18-2-16, recorded as N1°11'06"W 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).

Note A:

- () Subdivision Plat, 1855
- [] Degen Map of the City of Delavan, 1949
- (1) Plat of Survey, David F. Abell, 10-9-1991
- (2) Plat of Survey, David F. Abell, 12-12-1989
- (3) Plat of Survey, Douglas G. Olson, 10-18-2019
- (4) Plat of Survey, Steven L. Schmidt, 12-8-2023
- (5) Plat of Survey, Lloyd L. Jensen, September 1950
- { } Deed

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

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

Survey Date: January 27, 2025.

Revisions:



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Legend of Symbols & Abbreviations	
N North	Section Corner
S South	Plane
E East	Iron Rod
W West	Round Chiseled Crosscut
in Degrees	Recorded Information - See Note A
in Feet	Utility Pole
in Feet	Utility Pedestal
in Feet	Gravel Surface
in Feet	Asphalt Surface
in Feet	Concrete Surface
in Feet	Gravel Surface

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2024.152

2024.152