

# PLAT OF SURVEY

LOCATED IN PART OF THE SW 1/4 OF THE SW 1/4 OF  
SECTION 9, TOWN 2 NORTH, RANGE 18 EAST,  
WALWORTH COUNTY, WISCONSIN

Lot 1 of Certified Survey Map No. 3414, recorded March 15, 2002 in Volume 19 of Certified Surveys on  
Page 274 as Document No. 503796, and being located in the Southwest 1/4 of the Southwest 1/4 of  
Section 9, T2N, R18E, City of Delavan, Walworth County, Wisconsin.

Tax Key No. XA341400001  
Address: 4152 Industrial Court

WORK ORDERED BY:  
CITIZENS BANK  
PO BOX 223  
MUKWONAGO, WI. 53149

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW  
THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER  
MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK  
PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER  
MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND  
SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE  
LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE  
BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND  
VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE  
PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR  
GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 9, 2017

*Peter S. Gordon*  
PETER S. GORDON P.L.S. 2101



LINE	BEARING	DISTANCE
L1	S 54°36'38" W	30.11'

UNPLATTED  
LANDS

UNPLATTED  
LANDS

EXISTING 22' WIDE  
BITUMINOUS PAVED  
ROADWAY

LOT 3 C.S.M. 381

LOT 2 C.S.M. 381

UNPLATTED  
LANDS

UNPLATTED  
LANDS

SOUTHWEST CORNER  
SEC. 9-2-16  
{236,399.47 N.}  
{2,371,476.81 E.}

S. 1/4 CORNER  
SEC. 9-2-16  
{236,468.36 N.}  
{2,374,096.78 E.}

GRID NORTH

WISCONSIN STATE PLANE COORDINATE  
SYSTEM - SOUTH ZONE  
S. LINE SW 1/4 9-2-16 BEARS  
N 88°29'38" E

MAP SCALE IN FEET ORIGINAL 1" = 50'

C. M. ST. P. & P. RAILROAD  
66' WIDE R.R. R.O.W.

NOTE: EASEMENT REC. V. 447, PG. 523 &  
REASSIGNMENT DOC. 480711  
ALLOWS FOR SINGLE POLE STRUCTURES. NO  
SPECIFIC WIDTH NOR LOCATION.

EASEMENT REC AS DOC. 633430 LIES  
OFF THE SUBJECT PROPERTY

- LEGEND
- = FOUND CONCRETE COUNTY MONUMENT  
W/BRASS CAP
  - = FOUND IRON REBAR STAKE, 3/4" DIA.
  - = FOUND IRON REBAR STAKE, 3/4" DIA.
  - {xxx} = RECORDED AS

INDUSTRIAL COURT

50' WIDE PRIVATE R.O.W. (SHOWN ON C.S.M. 381)

EXISTING BREEZEWAY

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

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**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT, PO BOX 437  
ELKHORN, WISCONSIN 53121  
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PROJ. NO. 5940.17 DATE: 10/30/2017 SHEET: 1 OF 1

FA3414-1 216-5440