

PLAT OF SURVEY
-OF-

EXISTING LEGAL DESCRIPTION FOR PARCEL NUMBER FDLA 00195

THAT PORTION OF BLOCK S OF THE PLAT OF DELAVAN LAKE ASSEMBLY GROUNDS, A SUBDIVISION IN THE TOWNSHIP OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN, AS SHOWN BY THE RECORDED COPY THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE AT THE INTERSECTION OF THE WEST LINE OF MADISON AVENUE AND THE SOUTHEAST LINE OF OAK AVENUE; THENCE SOUTHERLY ALONG SAID OAK AVENUE 50 FEET TO AN IRON STAKE; THENCE IN A WESTERLY DIRECTION AT AN ANGLE OF 94°15', 94 FEET TO AN IRON STAKE WHICH IS ON THE SOUTH LINE OF SAID MADISON AVENUE; THENCE ALONG SAID MADISON AVENUE IN A NORTHEASTERLY DIRECTION TO SAID IRON STAKE AT THE PLACE OF BEGINNING.

LANDS TO BE ADDED TO PARCEL NUMBER FDLA 00195 AND EXCEPTED FROM PARCEL NUMBER FDLA 00194

A PARCEL OF LAND LOCATED IN BLOCK S OF DELAVAN LAKE ASSEMBLY GROUNDS SUBDIVISION, AND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 00°44'28" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 SECTION 2626.91 FEET TO THE CENTER OF SAID SECTION 21; THENCE SOUTH 56°42'02" EAST 818.60 FEET TO THE POINT DESCRIBED AS THE INTERSECTION OF THE WEST LINE OF MADISON AVENUE AND THE SOUTHEAST LINE OF OAK AVENUE IN DEED RECORDED IN VOLUME 221, PAGE 135 AS DOCUMENT NO. 39528; THENCE SOUTH 07°21'42" EAST 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 00°04'10" EAST 21.40 FEET; THENCE SOUTH 07°39'51" EAST 13.31 FEET; THENCE NORTH 74°06'39" WEST 58.59 FEET; THENCE SOUTH 79°35'00" WEST 44.84 FEET; THENCE NORTH 41°30'19" EAST 10.00 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 39528; THENCE NORTH 78°13'53" EAST ALONG THE SOUTH LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 39528, 94.00 FEET TO THE POINT OF BEGINNING.

SURVEY FOR: DARLENE MOHR
SURVEY ADDRESS: 1303 WALL STREET AND 1604 POTTAWATOMI DRIVE, DELAVAN, WI 53115

CENTER OF SECTION 21-2-16
N88°41'12"E
1199.55'
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21-2-16
MEANDER CORNER SECTION 21-2-16

NOTE: THE RECORDED SUBDIVISION PLAT OF DELAVAN LAKE ASSEMBLY GROUNDS CONTAINS NO INFORMATION FOR BLOCK "S". THIS OFFICE TRIED TO RETRACE SURVEYS OF RECORD IN BLOCK "S", SPECIFICALLY SURVEYS BY GEORGE T. DUNHAM DATED SEPTEMBER 20, 1964 AND JULY 18, 1968. MOST MONUMENTATION REFERENCED IN SAID SURVEYS HAS SINCE BEEN OBLITERATED AND SOME SCALING ON SAID SURVEYS WAS USED AS THE BEST EVIDENCE TO RE-ESTABLISH PROPERTY LINES. CURVES WERE ALSO ESTABLISHED TO TRY AND COINCIDE WITH WHAT IS DEPICTED ON THE RECORDED SUBDIVISION PLAT.

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

CURVE DATA

C1

RADIUS = 10.00'
CENTRAL ANGLE = 130°00'27"
CHORD = 18.12'
CHORD BEARING = S72°21'56"E

C2

RADIUS = 15.00'
CENTRAL ANGLE = 119°04'31"
CHORD = 25.86'
CHORD BEARING = S49°41'56"W

C3

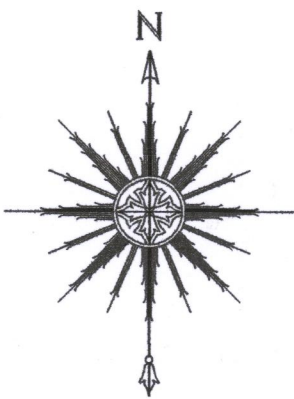
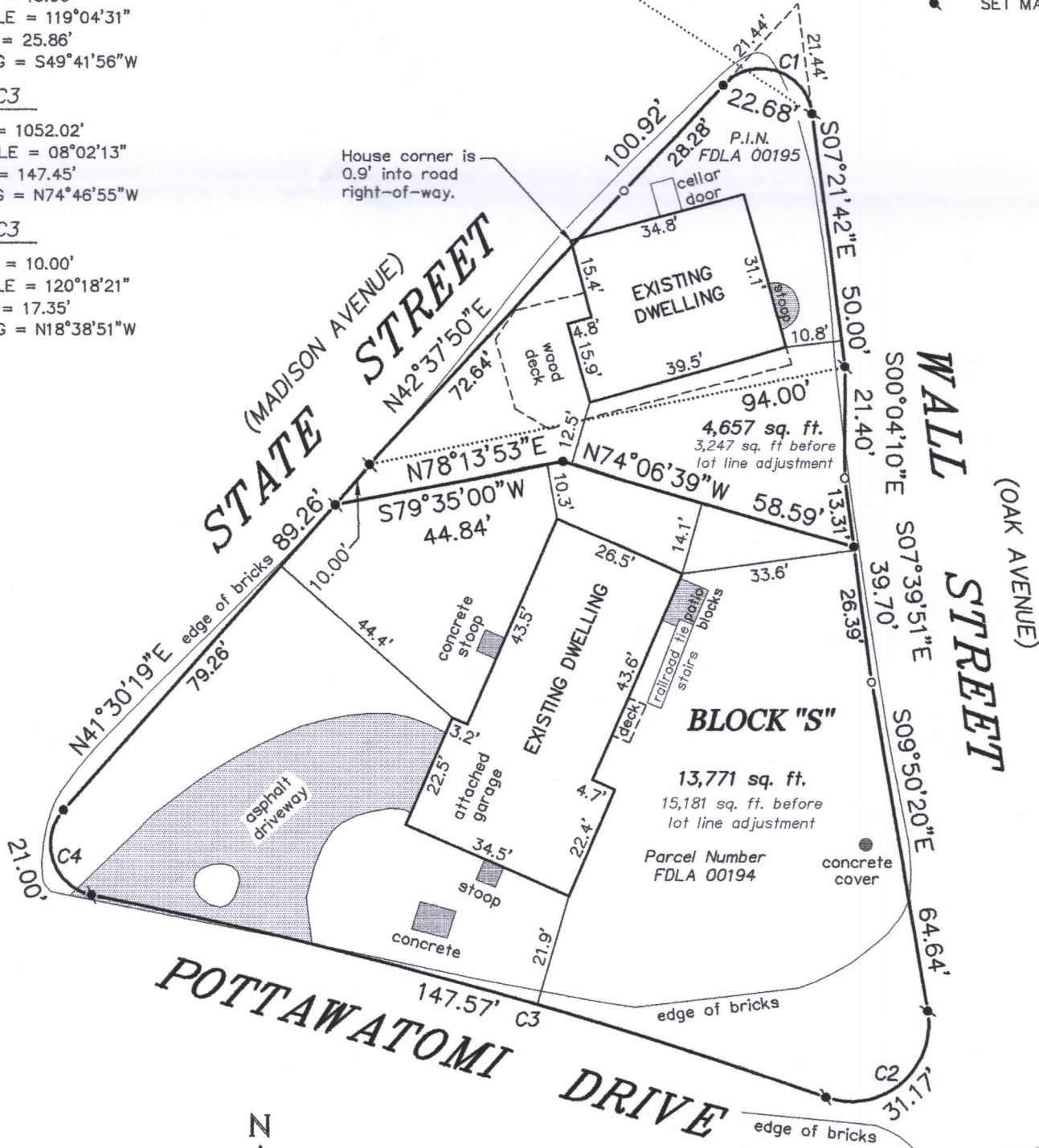
RADIUS = 1052.02'
CENTRAL ANGLE = 08°02'13"
CHORD = 147.45'
CHORD BEARING = N74°46'55"W

C3

RADIUS = 10.00'
CENTRAL ANGLE = 120°18'21"
CHORD = 17.35'
CHORD BEARING = N18°38'51"W

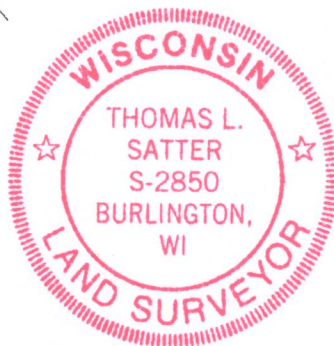
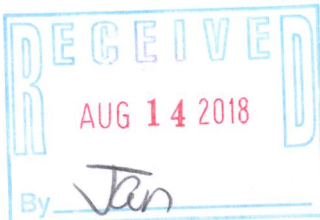
LEGEND

- FOUND BRASS CAPPED CONCRETE MONUMENT
- FOUND IRON PIPE
- SET IRON PIPE
- SET MASONRY NAIL



0 15' 30' 60'
SCALE: 1" = 30'

"THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)."



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

SEPTEMBER 8, 2018 071811
DATE JOB NUMBER

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-1927). ASSUMED BEARING OF NORTH 88°41'12" EAST ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21-2-16.

FdLA-194
FdLA-195 216-5506