

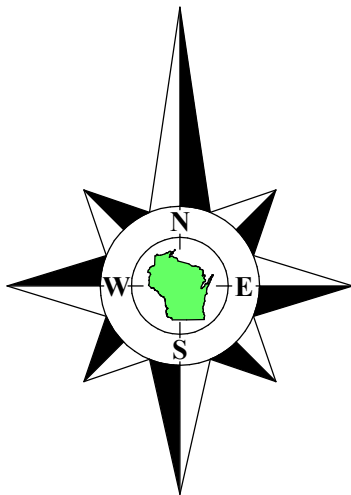
# Plat of Survey

of

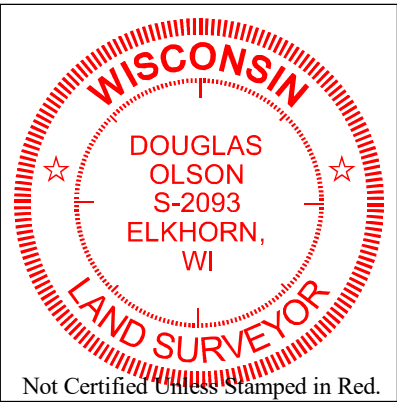
## Lot 3 in Block 2 of Sunny Dell Subdivision,

located in Government Lot 1 in the Southeast 1/4 of Section 32, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin.

Surveyed for: **Gordon Frank**  
448 Whitney Road  
Barrington, Illinois. 60010



Bearings referenced to the Northerly line of Lot 3, recorded as N62°44'57"E on a previous survey by Kenneth B. Abernathy Jr., dated October 11, 2000, the Northerly line of Lot 3 is recorded as N62°44'E on the plat of Sunny Dell Subdivision.



### 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.

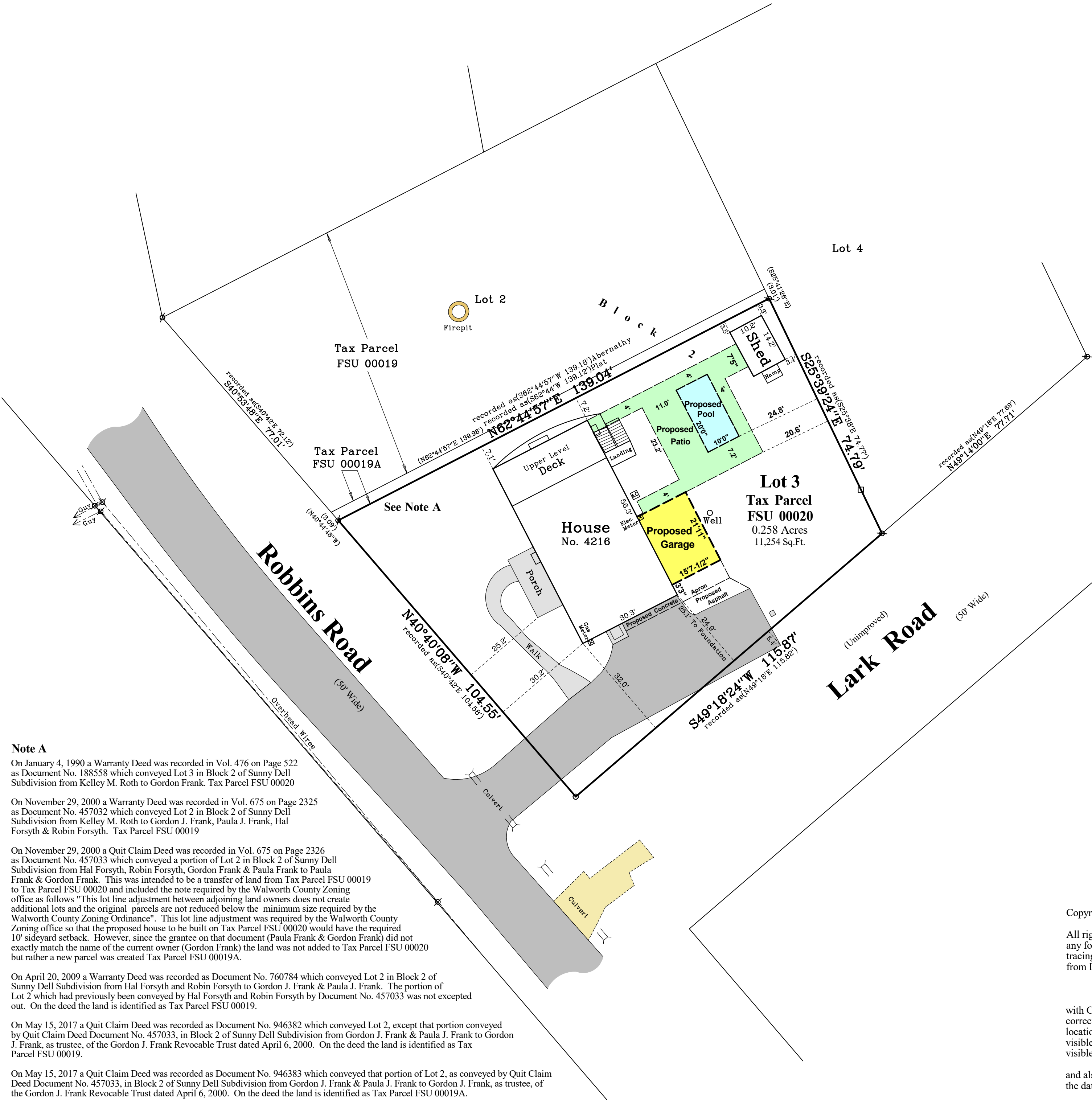
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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing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



### Note A

On January 4, 1990 a Warranty Deed was recorded in Vol. 476 on Page 522 as Document No. 188558 which conveyed Lot 3 in Block 2 of Sunny Dell Subdivision from Kelley M. Roth to Gordon Frank. Tax Parcel FSU 00020

On November 29, 2000 a Warranty Deed was recorded in Vol. 675 on Page 2325 as Document No. 457032 which conveyed Lot 2 in Block 2 of Sunny Dell Subdivision from Kelley M. Roth to Gordon J. Frank, Paula J. Frank, Hal Forsyth & Robin Forsyth. Tax Parcel FSU 00019

On November 29, 2000 a Quit Claim Deed was recorded in Vol. 675 on Page 2326 as Document No. 457033 which conveyed a portion of Lot 2 in Block 2 of Sunny Dell Subdivision from Hal Forsyth, Robin Forsyth, Gordon Frank & Paula Frank to Paula Frank & Gordon Frank. This was intended to be a transfer of land from Tax Parcel FSU 00019 to Tax Parcel FSU 00020 and included the note required by the Walworth County Zoning office as follows "This lot line adjustment between adjoining land owners does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Zoning Ordinance". This lot line adjustment was required by the Walworth County Zoning office so that the proposed house to be built on Tax Parcel FSU 00020 would have the required 10' sideyard setback. However, since the grantee on that document (Paula Frank & Gordon Frank) did not exactly match the name of the current owner (Gordon Frank) the land was not added to Tax Parcel FSU 00020 but rather a new parcel was created Tax Parcel FSU 00019A.

On April 20, 2009 a Warranty Deed was recorded as Document No. 760784 which conveyed Lot 2 in Block 2 of Sunny Dell Subdivision from Hal Forsyth and Robin Forsyth to Gordon J. Frank & Paula J. Frank. The portion of Lot 2 which had previously been conveyed by Hal Forsyth and Robin Forsyth by Document No. 457033 was not excepted out. On the deed the land is identified as Tax Parcel FSU 00019.

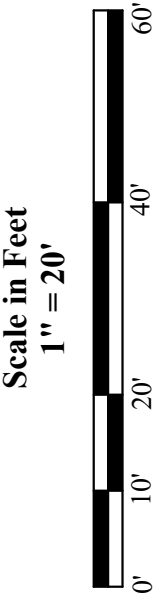
On May 15, 2017 a Quit Claim Deed was recorded as Document No. 946382 which conveyed Lot 2, except that portion conveyed by Quit Claim Deed Document No. 457033, in Block 2 of Sunny Dell Subdivision from Gordon J. Frank & Paula J. Frank to Gordon J. Frank, as trustee, of the Gordon J. Frank Revocable Trust dated April 6, 2000. On the deed the land is identified as Tax Parcel FSU 00019.

On May 15, 2017 a Quit Claim Deed was recorded as Document No. 946383 which conveyed that portion of Lot 2, as conveyed by Quit Claim Deed Document No. 457033, in Block 2 of Sunny Dell Subdivision from Gordon J. Frank & Paula J. Frank to Gordon J. Frank, as trustee, of the Gordon J. Frank Revocable Trust dated April 6, 2000. On the deed the land is identified as Tax Parcel FSU 00019A.

On May 15, 2017 a Quit Claim Deed was recorded as Document No. 946384 which conveyed Lot 3 in Block 2 of Sunny Dell Subdivision from Gordon J. Frank & Paula J. Frank to Gordon J. Frank, as trustee, of the Gordon J. Frank Revocable Trust dated April 6, 2000. On the deed the land is identified as Tax Parcel FSU 00020.

Currently the Walworth County GIS mapping (Oneview) does not show Tax Parcel FSU 00019A but the property owner does receive 3 separate property tax bills for Tax Parcels FSU 00019, FSU 00019A & FSU 00020.

Survey Date: September 7, 2022.  
Revisions: No. 1 - Proposed Improvements



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Legend of Symbols & Abbreviations	
Found County Section Corner	N North S South E East W West
Set Iron Pipe, 1" dia.	in Bearing in Degrees Minutes Seconds
Recorded Information	Concrete Surface Gravel Surface Asphalt Surface
Utility Pole	Set Lat
Gravel Surface	Set Lat
Concrete Surface	Set Lat
Asphalt Surface	Set Lat

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2022.039

2022.039