Plat of Survey

of

Lots 1-5 and 16-33 of Makovsky's Subdivision,

located in Government Lot 1 in the Northeast 1/4 of Section 28, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin.

Surveyed for: **Simons Realty Group**
320 Highway 50
Delavan, Wisconsin. 53125

Bearings referenced to the West line of the Northeast 1/4 of Section 28-2-16, recorded as N0°59'42"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:

This Plat of Survey is a retracement of Lots 1-5 and 16-33 of Makovsky's Subdivision as shown on the plat recorded November 16, 1921. These lots are part of a division of Block A of Cedar Point, a subdivision recorded August 25, 1908. The North line of Makovsky's Subdivision is shown as the North line of said Block A and the South line of The Fleming Addition, a plat recorded September 6, 1920.

A survey of Lots 1-33 of Makovsky's Subdivision was done October 24, 2017 by Mark R. Madsen Walworth County No. 216-5438. The exterior of that survey is shown with a dashed line on this drawing and "recorded as" dimensions shown in parenthesis with Madsen after were taken from that survey. The corners of the property as shown on that survey are different from the corners of this survey as shown with dimensions. That survey shows a grass/lawn area extending into Lots 1-4. The new woven wire fence is currently the South line of the mown lawn.

The South line of The Fleming Addition was retraced using information shown on the recorded plat and the following prior surveys. Lots 16-21 and 24-29 by George T. Dunham dated January 13, 1969 Walworth County No. 216-299. Lots 4 & 5 by Ralph L. Anderson dated June 15, 1984 Walworth County No. 216-1016. Lots 6-9 & 34-37 by George T. Dunham dated June 13, 1973 Walworth County No. 216-459. Lots 6, 7, 36 & 37 by Ralph L. Anderson dated July 27, 1984 Walworth County No. 216-789A, David F. Abell dated May 28, 1999 Walworth County No. 216-2762 & Peter S. Gordon dated June 18, 2008 Walworth County No. 216-4550. Fleming Drive & the South line of Beckman Drive by Douglas G. Olson dated May 19, 2011 Walworth County No. 216-4914.

Prior surveys of Lots 16-21 and 24-29 by Bradford L. Spencer dated July 23, 1992 (Walworth County No. 216-1764) and June 15, 1999 (Walworth County No. 216-2774) don't agree with each other or this retracement of the South line of The Fleming Addition. The exterior of the June 15, 1999 survey is partially shown with a dashed line on this drawing and "recorded as" dimensions shown in parenthesis with Spencer after were taken from that survey. The corners of the property as shown on that survey are different from the corners of this survey as shown with dimensions.

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

WISCONSIN DOUGLAS OLSON S-2093 ELKHORN, WI LAND SURVEYOR
Not Certified Unless Stamped in Red.

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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Legend of Symbols & Abbreviations

- ■ Found County Section Corner
- ⌀ Found Iron Pipe
- ● Found Iron Rod
- ○ Set Iron Pipe, 1" dia.
- ( ) Recorded Information
- Utility Pole
- Utility Pedestal
- Concrete Cover
- Septic Vent
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Brick Pavers

N North · S South · E East · W West · In Bearings · ° Degrees · ' Minutes · " Seconds · In Distances · ' Feet · " Inches · No. Number · NW. Northwest · NE. Northeast · Dia. Diameter

Survey date: July 12, 2022.
Revisions: No. 1 - Misc. Info. & Note A

Scale in Feet
1" = 30'
0' 15' 30' 60' 90'

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Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number 2022.091

2022.091