PREPARED FOR: MARK LARKIN KEEFE REAL ESTATE, INC. 751 GENEVA PARKWAY LAKE GENEVA, WI. 53147

OF SURVEY PLAT

-OF-

LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC. 405 SKYLINE DRIVE, SUITE C LAKE GENEVA, WI 53147

(262) 248-3697

SURVEY ADDRESS: 2986 THEATRE RD.

LOT 2 OF CERTIFIED SURVEY MAP NO. 4244 RECORDED VOLUME 27 OF CERTIFIED SURVEYS ON PAGE 104 AS DOCUMENT NO. 769745, AND BEING A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 25, T2N, R16E, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN, AND BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2420.

C/L THEATRE ROAD (66' WIDE) (\$01°09'15"E) \$00°08'13"E (149.98') 149.89 (N 88°50'32"E) S 89°48'25" W BEARINGS HEREON REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM, WALWORTH FENCE CORNER IS EXISTING GRAVEL DRIVEWAY 0.1' NORTH OF LINE LOT 1 C.S.M. 3135 299.20" SCALE 1" = 80' EXISTING CONCRETE SLAB 240 160 80 LOT 1 S.M. 4244 FENCE CORNER IS 0.7' NORTH AND 0.7' WEST OF CORNER FENCE IS 0.5' WEST OF LINE AT CORNER (190.00') **189.88'** (S 01°09'07"E) \$ 00°09'30" E N 89°58'47" E (N 88°58'48" E) WIRE FENCE (TYP.) **865.57** (865.69') LOT 2 LOT 2 C.S.M. 3135 C.S.M. 4244 5.39 acres 234,611 (234,632) sq ft (S 88°58'48" W) 89°58'09" W LOT 1 C.S.M. 4244 **LEGEND** ○ FOUND 1" IRON PIPE ☐ FOUND 3/4" IRON BAR (XX) RECORDED AS LOT 1 C.S.M. 2473 1 2015 FENCE CORNER IS 1.6' NORTH AND 0.9' EAST OF CORNER **340.83'** (340.74') N 00°09'51" W (N 01°09'07" W) FENCE CORNER IS 3.5' NORTH AND 1.7' EAST OF CORNER MEHRING C.S.M. 4244 S-2838

NOTE:

No title commitment or reults of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences apparent easements and roadways and visible encroachments. if any.

JOB # 15-579 TAX ID # FA424400002 This survey is made for the exclusive use of the present owners of the property, and also those who puchase, mortgage, or insure the title therto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.



DATED THIS 27th DAY OF MAY, 2015

KENNETH B. MEHRING S - 2838 Wisconsin Professional Land Surveyor (original if signed in red)