

# Plat of Survey

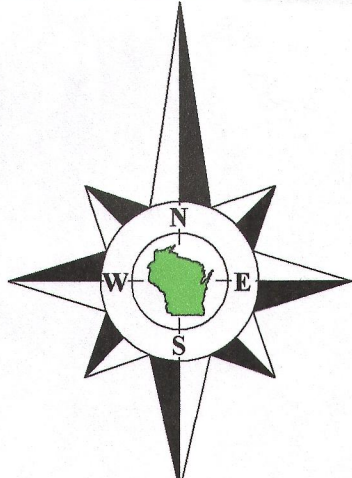
of

A parcel of land described in a Warranty Deed recorded September 30, 2008 as Document No. 746561 as shown below:

Part of Lots 5, 6 and 7 in Sidon Subdivision, and all that certain piece of parcel of land lying in and being in the West 1/2 of Section 28, T2N, R16E, being in the Town of Delavan, described as follows, to-wit: Beginning at an iron stake on the South side of the highway 73 feet East of the point of intersection of the South line of the said highway with the West line of Lot 8 produced North or the plat of Sidon which plat is on record in the Register of Deeds office in and for said County in Volume 4 of Plats on page 5; thence Southeasterly 146 feet to an iron stake in Lot 7 of the said plat and which iron stake is 7 inches Westerly of a nail in a white oak tree; thence angle to the left 3° passing through and iron stake on the Southeasterly line of the cement walk at 132 feet 5.5 feet South-westerly of the Southeast corner thereof and being 24.5 feet Northeasterly of the point of intersection of the base line of said plat with the West line of Lot 6 and continuing Southeasterly on the last described line 18 feet more or less, to the shore of Delavan Lake; thence Northeasterly being along the shore of the said lake 72 feet more or less to a point; thence Northwesterly 25 feet more or less, to an iron stake that is 20 feet westerly of the iron stake mentioned in a deed of conveyance to Emory F. Jaeger, which deed is on record in the Register of Deeds office in and for said County in Volume 163 of Deeds on page 477 (the said 20 feet being measured at right angles to the said Jaeger's line); and continuing in the same course and line 164 feet more to an iron stake that is 10.5 feet Northeasterly of a nail in an ironwood tree, thence Northeasterly 8 feet to an iron stake, thence Northwesterly 60.2 feet to an iron stake in line with the South line of the said highway and being 49.5 feet East of the place of beginning, and continuing in the same course and line to the East and West 1/4 section line through said Section 28; thence West along said 1/4 section line to a point due North of the place of beginning; thence South to the place of beginning.

ALSO all that certain piece or parcel of land in the Northwest 1/4 of Section 28, T2N, R16E, Town of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Beginning at an iron stake on the South line of said 1/4 section, which stake is 752 feet East of the Southwest corner thereof, it being the Southeast corner of the land conveyed by the said parties of the first part to Allan D. Cunningham and Katherine E. Cunningham by deed bearing date November 6, 1928, running thence Northwesterly along the Northeasterly line of the said Cunningham's land 101 feet to an iron stake on the Southeasterly line of a new road, thence North 71° 30' East along the Southeasterly line of said new road 49.5 feet to an iron stake; thence Southeasterly on a line 115 to an iron stake on the South line of said 1/4 section, which stake is 48.2 feet East of the place of beginning; thence West along said South line 48.2 feet to the place of beginning. Also all that land lying Northwesterly of the above described parcel of land and the center of said new road bounded by producing the side lines of the above described parcel of land to the center of said road.

Surveyed for: **Shorewest Realtors**  
830 East Geneva Street  
Delavan, Wisconsin 53115



Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

Detail 4  
Not to Scale

West 1/4 Corner  
Section 28-2-16  
N. 223.205.99  
E. 2,371.697.42

East-West 1/4 line of Section 28 as previously surveyed and monumented. —S89°13'23"E 751.69'

East-West 1/4 line of Section 28  
as currently monumented.  
S89°12'46"E 1110.02'  
(S89°12'46"E 1109.89')

Meander Corner  
Section 28-2-16  
N. 223.180.74  
E. 2,372.807.19

Detail 1  
1"=5'

Detail 2  
1"=7'

Detail 3  
1"=9'

Tax Parcel  
FSI 00006

Tax Parcel  
FSI 00006

Tax Parcel  
FSI 00006

Tax Parcel  
FSI 00007

Tax Parcel  
FSI 00007

Tax Parcel  
FSI 00007

Tax Parcel  
FSI 00006

Tax Parcel  
FSI 00005A

Tax Parcel  
FSI 00007

Tax Parcel  
FSI 00007



#### Notes:

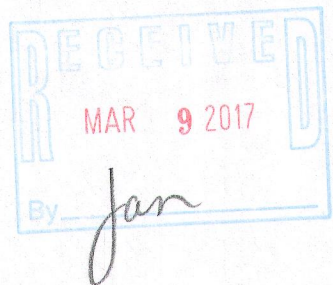
- This survey plat is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

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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 and 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



Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2016.114

#### Legend

- Found County Section Corner
- Found Concrete Monument
- Found Iron Pipe
- Set Iron Pipe, dia.
- Recorded Information
- Utility Pole
- Lamp
- Asphalt Surface
- Concrete Surface
- Brick Pavers

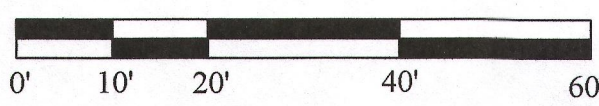


**Olson Land Surveying, LLC**

45 South Wisconsin Street \* P.O. Box 322 \* Elkhorn, Wisconsin. 53121  
Telephone: (262) 723-3434 \* Facsimile: (262) 723-8044  
Email: doug@olsonsurveying.com

Scale in Feet

1" = 20'



Survey date: October 12, 2016.

Revisions: No. 1 - Proposed Lot Line Adjustments  
No. 2 - Lines of Riparian Interests

#### Legal Description of Proposed Lot Line Adjustment 1 From Tax Parcel FSI 00006 to Tax Parcel FSI 00007

Part of Lot 7 of Sidon Subdivision, located Government Lot 3 in the fractional Southwest 1/4 of Section 28, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 28; thence South 89° 13'23" East 751.69 feet to an iron pipe; thence South 11°45'05" East 134.00 feet to an iron pipe and the Point of Beginning; thence South 13°36'00" East 15.40 feet to an iron pipe; thence South 4°30'00" East 3.93 feet; thence North 11°45'05" West 19.30 feet to the Point of Beginning.

Said parcel contains 0.0001 acre (5 sq.ft.) of land, more or less.

#### Legal Description of Proposed Lot Line Adjustment 2 From Tax Parcel FSI 00007 to Tax Parcel FSI 00006

Part of Lot 7 of Sidon Subdivision, located Government Lot 3 in the fractional Southwest 1/4 of Section 28, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 28; thence South 89° 13'23" East 751.69 feet to an iron pipe; thence South 11°45'05" East 153.30 feet to the Point of Beginning; thence continue South 11°45'05" East 17.70 feet to an iron pipe; thence South 14°07'46" East 34.75 feet; thence North 17°20'00" West 36.23 feet to an iron pipe; thence North 4°30'00" West 16.50 feet to the Point of Beginning.

Said parcel contains 0.001 acre (53 sq.ft.) of land, more or less.

#### Legal Description of Proposed Lot Line Adjustment 3 From Tax Parcel FSI 00006 to Tax Parcel FSI 00007

Part of Lots 6 & 7 of Sidon Subdivision, located Government Lot 3 in the fractional Southwest 1/4 of Section 28, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 28; thence South 89° 13'23" East 751.69 feet to an iron pipe; thence South 11°45'05" East 171.00 feet to an iron pipe; thence South 14°07'46" East 34.75 feet to the Point of Beginning; thence South 17°20'00" East 20.77 feet to an iron pipe; thence South 13°03'00" East 61.60 feet to an iron pipe; thence North 14°07'46" West 82.33 feet to the Point of Beginning.

Said parcel contains 0.001 acre (48 sq.ft.) of land, more or less.

#### Note:

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).

Lake

Delavan

Boat House

House  
No. 2532

House

Lot 8

Sidon Subdivision

Lot 5

Lot 6

Lot 7

Proposed Lot  
Line Adjustment 1  
5 Square Feet  
See Detail 1

Proposed Lot  
Line Adjustment 2  
53 Square Feet  
See Detail 2

Proposed Lot  
Line Adjustment 3  
48 Square Feet  
See Detail 3

Tax Parcel  
FSI 00006

Proposed Lot  
Line Adjustment 1  
5 Square Feet  
See Detail 1

Proposed Lot  
Line Adjustment 2  
53 Square Feet  
See Detail 2

Proposed Lot  
Line Adjustment 3  
48 Square Feet  
See Detail 3

Proposed Lot  
Line Adjustment 1  
5 Square Feet  
See Detail 1

Proposed Lot  
Line Adjustment 2  
53 Square Feet  
See Detail 2

Proposed Lot  
Line Adjustment 3  
48 Square Feet  
See Detail 3

Proposed Lot  
Line Adjustment 1  
5 Square Feet  
See Detail 1

Proposed Lot  
Line Adjustment 2  
53 Square Feet  
See Detail 2

Proposed Lot  
Line Adjustment 3  
48 Square Feet  
See Detail 3

Proposed Lot  
Line Adjustment 1  
5 Square Feet  
See Detail 1

Proposed Lot  
Line Adjustment 2  
53 Square Feet  
See Detail 2

Proposed Lot  
Line Adjustment 3  
48 Square Feet  
See Detail 3

Proposed Lot  
Line Adjustment 1  
5 Square Feet  
See Detail 1

Proposed Lot  
Line Adjustment 2  
53 Square Feet  
See Detail 2

Proposed Lot  
Line Adjustment 3  
48 Square Feet  
See Detail 3

Proposed Lot  
Line Adjustment 1  
5 Square Feet  
See Detail 1

Proposed Lot  
Line Adjustment 2  
53 Square Feet  
See Detail 2

Proposed Lot  
Line Adjustment 3  
48 Square Feet  
See Detail 3

Proposed Lot  
Line Adjustment 1  
5 Square Feet  
See Detail 1

Proposed Lot  
Line Adjustment 2  
53 Square Feet  
See Detail 2

Proposed Lot  
Line Adjustment 3  
48 Square Feet  
See Detail 3