

PLAT OF SURVEY

LOT 1 OF CSM 3746 LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

50' INGRESS, EGRESS & UTILITY EASEMENT FROM TOWN HALL ROAD TO LOT 1

TOWN HALL ROAD

LOT 1
CSM 3083

PARCEL ID: FA308300001

LOT 3
CSM 3746

UNPLATTED LAND
PARCEL ID: F D 2400007A

N88° 38' 07"E
(N88°37'56"E) 646.36'
(646.41')

782.12'

50' INGRESS, EGRESS & UTILITY EASEMENT FROM TOWN HALL ROAD TO LOT 1

LOT 2
CSM 3746

PARCEL ID: FA374600002

(S07°27'12"E)
S07° 26' 42"E
(734.20') 734.15'

LOT 1
CSM 3746

PARCEL ID: FA374600001

1303.07'
(1303.31')
N01° 50' 53"W
(N01° 50'41"W)

UNPLATTED LAND
PARCEL ID: F D 24000010

UNPLATTED LAND
PARCEL ID: F D 24000012

SOUTH QUARTER CORNER
S24-T2N-R16E
POINT-OF-BEGINNING

(S89° 00' 45"W) (718.05')
S89° 00' 49"W 717.98'

UNPLATTED LAND
PARCEL ID: F D 25000003

UNPLATTED LAND
PARCEL ID: F D 25000002

LEGAL DESCRIPTION:

PARCEL A:
LOT 1 OF CSM 3746 AS RECORDED IN VOLUME 22 PAGE 245 OF THE WALWORTH COUNTY REGISTER OF DEED, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN, CONTAINING 20.92 ACRES MORE OR LESS. TAX KEY NO.: FA374600001

PARCEL B:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A CREATED IN DECLARATION OF EASEMENT DATED OCTOBER 25, 2004 AND RECORDED NOVEMBER 9, 2004 AS DOCUMENT NO. 622354 FOR INGRESS AND EGRESS AS PROVIDED FOR THEREIN.

PARCEL C:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A CREATED IN DECLARATION OF EASEMENT DATED OCTOBER 25, 2004 AND RECORDED NOVEMBER 9, 2004 AS DOCUMENT NO. 622355, AS REFERENCED ON EXHIBIT B FOR INGRESS AND EGRESS AS PROVIDED FOR THEREIN.

OWNED BY:
DOROTHY KRAUSE AND CATHY VANALSTIN TRUST
3041 N. SEMINARY AVE.
CHICAGO, IL 60657

LEGEND

●	REBAR PIN- FOUND
●	1" IRON PIPE- FOUND
○	2.375" O.D. X 18" IRON PIPE SET, 3.65#/L.F. (MIN)
⊙	CONCRETE MONUMENT WITH BRASS CAP
---	FENCELINE
(XXX.XX)	RECORDED AS

Note:

1. BASIS OF BEARING: THE WISCONSIN STATE PLAN COORDINATE SYSTEM, SOUTH ZONE NAD27.
2. REMNANTS OF BARBED WIRE FENCE EXIST ALONG NORTH, WEST, AND SOUTH PROPERTY LINES. PORTIONS SHOWN FOR CLARITY

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, #1931, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY 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.

PAUL H. VAN HENKELUM, R.L.S. S-1931



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, STE. B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

DATE: 04-18-2019
REV. 4-24-19
SHEET 1 OF 1

JOB No. 1901318

FA3746-1

216-5630