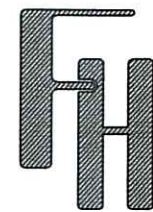


PLAT OF SURVEY & TOPOGRAPHIC MAPPING PART OF LOTS 1 & 6 OF BLOCK 2 OF SUNNY DELL SUBDIVISION

LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4
OF SECTION 32, TOWN 2 NORTH, RANGE 16 EAST,
TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN



PLAT OF SURVEY
WEST OF 4222 ROBBINS ROAD
DELAVAN, WI 53115

WORK ORDERED BY -
PAULA FRANK
448 WHITNEY DRIVE
BARRINGTON, IL 60010

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
5422.20

DATE:
01/07/2021

SHEET NO.
1 OF 1

Lot 1, Block 2 of Sunny Dell Subdivision, according to the recorded plat thereof, Town of Delavan, County of Walworth, State of Wisconsin.
EXCEPTING THEREFROM a part of Lot 1 of Block 2 of Sunny Dell Subdivision, described as follows:
Beginning at an iron pipe stake found marking the Southeast corner of Lot 1 of Block 2 of said subdivision; thence South 66° 44' 21" West, 55.59 feet; thence North 10° 25' 39" West, 83.46 feet; thence South 63° 31' 29" East, 54.85 feet; thence South 25° 36' 35" East, 35.67 feet to the point of beginning.
TOGETHER WITH a part of Lot 6 of Block 2 of Sunny Dell Subdivision described as follows:
Beginning at an iron pipe stake found marking the Northwest corner of said Lot 6; thence North 44° 18' 17" East, 35.50 feet; thence South 41° 48' 18" East, 91.29 feet; thence North 63° 31' 50" West 95.68 feet to the point of beginning.

Tax Key No. FSU 00018

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. WA-5797 DATED 11/21/2005

LEGEND

- O = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- {XXX} = RECORDED AS

NOTE: SANITARY SEWER EASEMENT RECORDED IN VOLUME 207 OF RECORDS ON PAGE 144 AS DOCUMENT NO. 30154 DOES NOT APPEAR TO AFFECT THE LANDS SURVEYED HEREON.

WISCONSIN SOUTHERN GAS COMPANY EASEMENT RECORDED IN VOLUME 457 OF RECORDS ON PAGE 133 AS DOCUMENT NO. 453357 DOES NOT APPEAR TO AFFECT THE LANDS SURVEYED HEREON.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 1/7/2021

Christopher A. Hodges
CHRISTOPHER A. HODGES P.L.S. 2760



ASSIGNED WESTERLY BOUNDARY OF LANDS SURVEYED
N 11°58' W PER RECORD PLAT OF
SUNNY DELL SUBDIVISION

ROBBINS ROAD
150' WIDE R.O.W.

ROBBINS ROAD
150' WIDE R.O.W.

BENCH MARK
NAIL IN
UTILITY POLE
ELEV.=933.93'

SPEED
LIMIT
SIGN

MANHOLE
RIM=935.1

MANHOLE
RIM=934.1
CULVERT
IE=931.6

LANDS SURVEYED
15,015 S.F.
(0.34 ACRES)

FLOOR ELEV.
944.1
PROPERTY ADDRESS:
4222 ROBBINS ROAD
DELAVAN, WI 53115

EDGE OF
LANDSCAPING

FOUND IRON REBAR
STAKE N 54°39'46" W
0.35' FROM RECORD
CORNER

FLOOR ELEV.
940.0

LOT 3

LOT 1

LOT 2

LOT 6

LOT 1

LOT 6

X:\PROJECTS\5422_20\ACAD\5422_20.DWG

20 10 0 20 40 60 80
MAP SCALE IN FEET - ORIGINAL 1"=20'