Plat of Survey

of

Part of Lots 9, 10, 11 and 12 of Cedar Point 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.

Legal Description

A parcel of land described in a Deed recorded February 2, 1973 in Vol. 87 on Page 71 as Document No. 660567, as shown below:
Part of Lot 9 of Cedar Point Subdivision, which Subdivision is located in the NE fr'l 1/4 of Sec. 28, T 2 N R 16 E of Walworth County, Wisconsin, described as follows, to-wit: Commencing at the SW corner of Lot 10 of said Subdivision; thence S 89° 52' E. along the N. line of said Lot 9, 169.23 feet to the place of beginning; thence S. 0° 09' W. 136.70 feet; thence S. 89° 54' E. 27.47 feet; thence S. 74° 12' E. 50.30 feet; thence S. 8° 51'W. 84.70 feet; thence N. 89° 21' W. 112.00 feet; thence S. 63.48 feet; thence S. 88° E. 65.06 feet; thence S. 60° 40' E. 38.86 feet; thence S. 40° 41' E. 31.96 feet; thence S. 0° 12' W. 39.30 feet; thence S. 7° 49' E. 31.84 feet; thence S. 15° 05' E. 50.85 feet to the shore of Delavan Lake at low water line; thence NEly and NWly along said shore at low water line 741 feet to the N. line of said Lot 9; thence N. 89° 52' W. along the N. line of said Lot 9, 283.93 feet to the place of beginning, subject to a right of way over the following described portion of the above described land, commencing at the SW corner of said Lot 10 ; thence S. 0° 09' W. 124.8 feet; thence S. 89° 54' E. 169.23 feet to the place of beginning; thence continue S. 89° 54' E. 28.97 feet; thence S. 74° 12' E. 132.52 feet; thence S. 22° 41' W. 114.35 feet; thence S. 29° 11' W. 86.44 feet; thence N. 40° 41' W. 31.96 feet; thence N. 29° 11' E. 73.71 feet; thence N. 22° 41' E. 96.94 feet; thence N. 74° 12' W. 99.20 feet; thence N. 89° 54' W. 27.47 feet; thence N. 0° 09' E. 12 feet to the place of beginning, and a right of way over the following described portion of said Lot 9; commencing at the SW corner of said Lot 10; thence S. 0° 09' W. 124.8 feet to the place of beginning; thence continue S. 0° 09' W. 12 feet; thence S. 89° 54' E. 169.23 feet; thence N. 0° 09' E. 12 feet; thence N. 89° 54' W. 169.23 feet to the place of beginning, together with and subject to easements and reservations in warranty deed dated November 10, 1941 and recorded November 25, 1941, in volume 284 of deeds, page 397, and excepting premises conveyed by deed July 24, 1954 and recorded November 8, 1954 in volume 476 of deeds at page 395.

ALSO a parcel of land described as Parcel 1 in a Quit Claim Deed recorded May 21, 1982, in Vol. 285 on Page 229 as Document No. 78850, as shown below:
Part of Lots 9, 10, 11 and 12 of Cedar Point Subdivision described as follows: Commencing at the Southwest corner of said Lot 12; thence North 12 feet along the West line of said Lot 12; thence East along a line 12 feet North of and parallel with the South line of said Lot 12, to a point 75 feet West of the shore of Delavan Lake and the place of beginning; thence Southeasterly to a point on the South line of said Lot 10, 150 feet; West of the shore of Delavan Lake; thence East 150 feet along the South line of said Lot 10 to the shore of Delavan Lake; thence Northwesterly, along the shore of Delavan Lake to a point 12 feet North of the South line of said Lot 12; thence West 75 feet to the place of beginning.

EXCEPTING THEREFROM a parcel of land described in a Quit Claim Deed recorded August 12, 1982 in Vol. 288 on Page 984 as Document No. 81220, as shown below:
Part of Lot 9 of Cedar Point Subdivision described as follows: Beginning at a point located S 89° 52' E 169.23 feet to the Northwest corner of said Lot 9; thence S 89° 52' E 142.93 feet; thence S 21° 46' W 143.62 feet; thence N 74° 12' W 62.25 feet; thence N 89° 54' W 30.06 feet; thence N 0° 09' E 116.70 feet to the place of beginning.
MORE PARTICUIARLY DESCRIBED AS:
A parcel of land being part of Lot 9 of Cedar Point Subdivision, located in Section 28, T 2 N, R 16 E, Walworth County, Wisconsin and described as follows: Commencing at the Southwest corner of Lot 10 of said Subdivision, thence S 89° 52' E, along the Southerly line of said Lot 10, 169.50 feet to the place of beginning; thence continue S 89° 52' E 142.93 feet; thence S 21° 55' 25" W 143.55 feet; thence N 74° 20' W 62.25 feet; thence N 89° 55' 40" W 29.99 feet; thence N 0° 17' 15" E 116.68 feet to the place of beginning.

Surveyed for:

Delavan Lake Yacht Club
1501 Cedar Point Drive * P.O. Box 482
Delavan, Wisconsin. 53115

Bearings reference to prior surveys of record.

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

Notes:

1) This survey plat 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.

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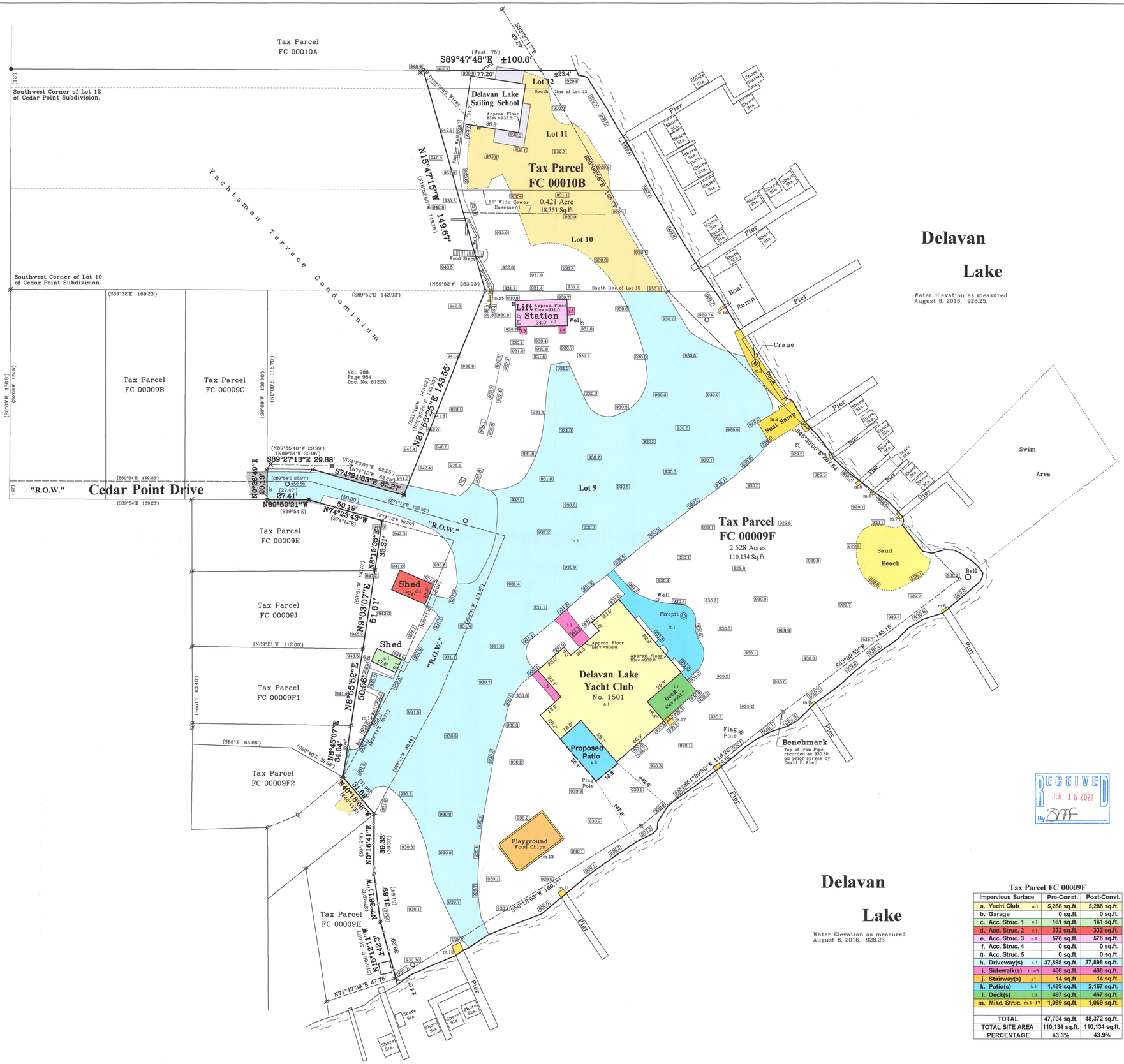
All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I, Douglas G. Olson, Wisconsin Professional Land Surveyor, do hereby certify that this survey was performed by me, or under my direction in full compliance with the owner's/agent's instructions and Chapter A-E 7 of the Wisconsin Administrative Code "Minimum Standards for Property Surveys"; and that this map is an accurate representation thereof to the best of my knowledge and belief.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



Tax Parcel FC 00009F

Impervious Surface	Pre-Const.	Post-Const.
a. Yacht Club a.1	5,288 sq.ft.	5,288 sq.ft.
b. Garage	0 sq.ft.	0 sq.ft.
c. Acc. Struc. 1 c.1	161 sq.ft.	161 sq.ft.
d. Acc. Struc. 2 d.1	332 sq.ft.	332 sq.ft.
e. Acc. Struc. 3 e.1	578 sq.ft.	578 sq.ft.
f. Acc. Struc. 4	0 sq.ft.	0 sq.ft.
g. Acc. Struc. 5	0 sq.ft.	0 sq.ft.
h. Driveway(s) h.1	37,898 sq.ft.	37,898 sq.ft.
i. Sidewalk(s) i.1–5	408 sq.ft.	408 sq.ft.
j. Stairway(s) j.1	14 sq.ft.	14 sq.ft.
k. Patio(s) k.1	1,489 sq.ft.	2,157 sq.ft. k.1&2
l. Deck(s) l.1	467 sq.ft.	467 sq.ft.
m. Misc. Struc. m.1–17	1,069 sq.ft.	1,069 sq.ft.
TOTAL	47,704 sq.ft.	48,372 sq.ft.
TOTAL SITE AREA	110,134 sq.ft.	110,134 sq.ft.
PERCENTAGE	43.3%	43.9%

RECEIVED
JUL 15 2021
By

Survey date: August 16, 2016.
Revisions: No. 1 – Misc.
No. 2 – Misc.
No. 3 – Updated existing improvements & Impervious Surface Calculation
No. 4 – Impervious Surface Calculation

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

45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin 53121
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OLSON LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
Found Corner, Section Corner
Found Iron Pipe
Found Iron Pipe, I. dia.
Set Iron Pipe, I. dia.
Recorded Information
Measured Data
Utility Pedestal
Utility Pole
Light Pole
Pervious Surface
Concrete Surface
Gravel Surface
Brick Paver

N North
S South
E East
W West
Deg. Degrees
' Minutes
" Seconds
In. Inches
Ft. Feet
NW Northwest
SW Southwest
Dia. Diameter

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number 2021.067
2021.067

FC-10B FC-9F

216-5802