

Plat of Survey

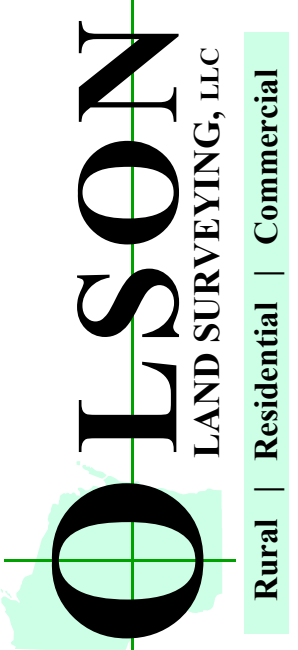
of
Lots 1-5 and 16-33 of Makovsky's Subdivision,
located in Government Lot 1 in the Northeast 1/4 of Section 28, Town
2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin.

Survey date: July 12, 2022.
Revisions: No. 1 - Misc. Info. & Note A

Scale in Feet
1" = 30'

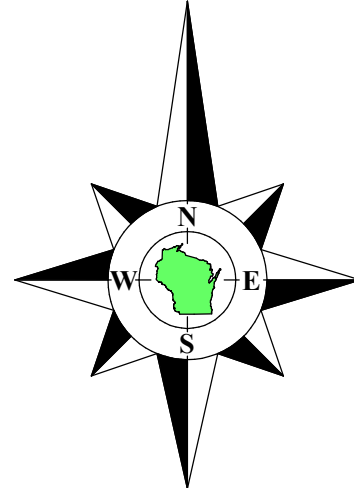


45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin, 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com



Legend
of Symbols & Abbreviations
Found County Section Corner
Found Iron Rod
Found Iron Pipe
Found Iron Stake
Found Iron Nail
Found Iron Bolt
Found Iron Screw
Found Iron Washer
Found Iron Nut
Found Iron Bracket
Found Iron Plate
Found Iron Band
Found Iron Strap
Found Iron Chain
Found Iron Link
Found Iron Ring
Found Iron Ball
Found Iron Disc
Found Iron Tube
Found Iron Pipe
Found Iron Valve
Found Iron Fitting
Found Iron Flange
Found Iron Gasket
Found Iron Seal
Found Iron Plug
Found Iron Pin
Found Iron Nail
Found Iron Bolt
Found Iron Screw
Found Iron Washer
Found Iron Nut
Found Iron Bracket
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Found Iron Fitting
Found Iron Flange
Found Iron Gasket
Found Iron Seal
Found Iron Plug
Found Iron Pin

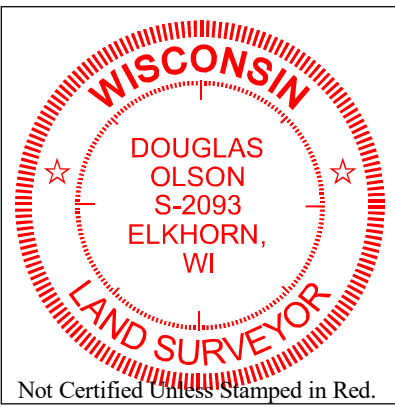
Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2022.091
2022.091



Bearings referenced to the West line of the Northeast 1/4 of Section 28-2-16, recorded as N0°59'42"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Note A:
This Plat of Survey is a retracement of Lots 1-5 and 16-33 of Makovsky's Subdivision as shown on the plat recorded November 16, 1921. These lots are part of a division of Block A of Cedar Point, a subdivision recorded August 25, 1908. The North line of Makovsky's Subdivision is shown as the North line of said Block A and the South line of The Fleming Addition, a plat recorded September 6, 1920.
A survey of Lots 1-33 of Makovsky's Subdivision was done October 24, 2017 by Mark R. Madsen Walworth County No. 216-5438. The exterior of that survey is shown with a dashed line on this drawing and "recorded as" dimensions shown in parenthesis with Madsen after were taken from that survey. The corners of the property as shown on that survey are different from the corners of this survey as shown with dimensions. That survey shows a grass/lawn area extending into Lots 1-4. The new woven wire fence is currently the South line of the mown lawn.

The South line of The Fleming Addition was retraced using information shown on the recorded plat and the following prior surveys. Lots 16-21 and 24-29 by George T. Dunham dated January 13, 1969 Walworth County No. 216-299; Lots 4 & 5 by Ralph L. Anderson dated June 15, 1984 Walworth County No. 216-1016; Lots 6-9 & 34-37 by George T. Dunham dated June 13, 1973 Walworth County No. 216-459; Lots 6, 7, 36 & 37 by Ralph L. Anderson dated July 27, 1984 Walworth County No. 216-789A; David F. Abell dated May 28, 1999 Walworth County No. 216-2762 & Peter S. Gordon dated June 18, 2008 Walworth County No. 216-4550; Fleming Drive & the South line of Beckman Drive by Douglas G. Olson dated May 19, 2011 Walworth County No. 216-4914.
Prior surveys of Lots 16-21 and 24-29 by Bradford L. Spencer dated July 23, 1992 (Walworth County No. 216-1764) and June 15, 1999 (Walworth County No. 216-2774) don't agree with each other or this retracement of the South line of The Fleming Addition. The exterior of the June 15, 1999 survey is partially shown with a dashed line on this drawing and "recorded as" dimensions shown in parenthesis with Spencer after were taken from that survey. The corners of the property as shown on that survey are different from the corners of this survey as shown with dimensions.



- Notes:
- This Plat of Survey 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.
 - The Survey Date shown on this Plat of Survey is the completion date of the field work.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that 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

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