



Dial 811 or (800) 242-8511

www.DiggersHotline.com

DIGGERS HOTLINE TICKET NUMBER
20230207226 START DATE: 01/19/2023



Scale: 1" = 20'

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE
SYSTEM, WALWORTH ZONE, SOUTHERLY RIGHT OF WAY LINE OF
S.T.H. 50 BEARING S 27°05'07" E

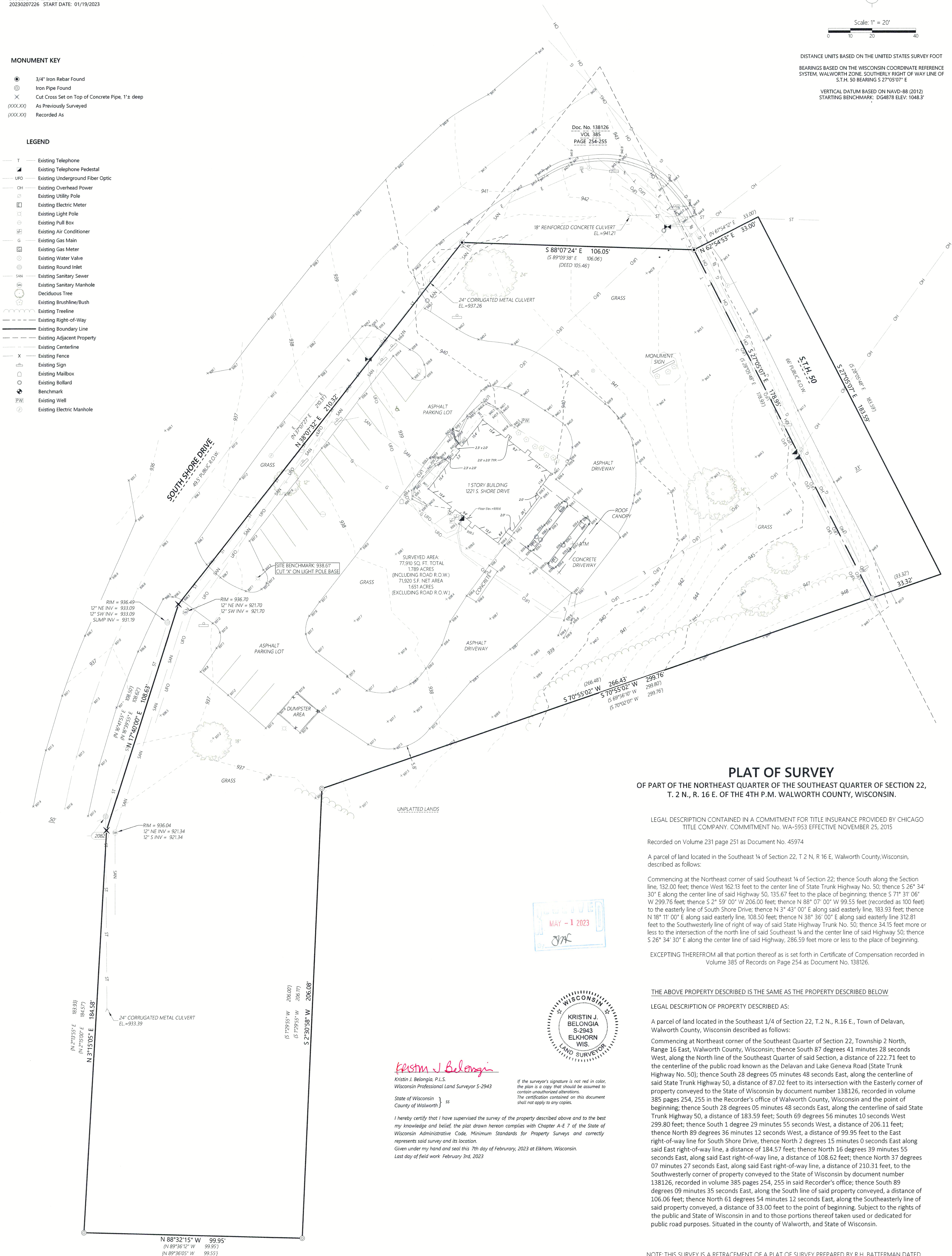
VERTICAL DATUM BASED ON NAVD-88 (2012)
STARTING BENCHMARK: DG4878 ELEV. 1048.3'

MONUMENT KEY

- 3/4" Iron Rebar Found
- Iron Pipe Found
- Cut Cross Set on Top of Concrete Pipe, 1 1/2' deep
- As Previously Surveyed
- Recorded As

LEGEND

- Existing Telephone
- Existing Telephone Pedestal
- Existing Underground Fiber Optic
- Existing Overhead Power
- Existing Utility Pole
- Existing Electric Meter
- Existing Light Pole
- Existing Pull Box
- Existing Air Conditioner
- Existing Gas Main
- Existing Gas Meter
- Existing Water Valve
- Existing Round Inlet
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Deciduous Tree
- Existing Brushline/Bush
- Existing Treeline
- Existing Right-of-Way
- Existing Boundary Line
- Existing Adjacent Property
- Existing Centerline
- Existing Fence
- Existing Sign
- Existing Mailbox
- Existing Bollard
- Benchmark
- Existing Well
- Existing Electric Manhole



PLAT OF SURVEY

OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22,
T. 2 N., R. 16 E. OF THE 4TH P.M. WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION CONTAINED IN A COMMITMENT FOR TITLE INSURANCE PROVIDED BY CHICAGO
TITLE COMPANY, COMMITMENT No. WA-5953 EFFECTIVE NOVEMBER 25, 2015

Recorded on Volume 231 page 251 as Document No. 45974

A parcel of land located in the Southeast 1/4 of Section 22, T. 2 N., R. 16 E., Walworth County, Wisconsin,
described as follows:

Commencing at the Northeast corner of said Southeast 1/4 of Section 22; thence South along the Section
line, 132.00 feet; thence West 162.13 feet to the center line of State Trunk Highway No. 50; thence S 26° 34'
30" E along the center line of said Highway 50, 135.67 feet to the place of beginning; thence S 71° 31' 06"
W 299.76 feet; thence S 2° 59' 00" W 206.00 feet; thence N 88° 07' 00" W 99.55 feet (recorded as 100 feet)
to the easterly line of South Shore Drive; thence N 3° 43' 00" E along said easterly line, 183.93 feet; thence
N 18° 11' 00" E along said easterly line, 108.50 feet; thence N 38° 36' 00" E along said easterly line 312.81
feet to the Southwesterly line of right of way of said State Highway Trunk No. 50; thence 34.15 feet more or
less to the intersection of the north line of said Southeast 1/4 and the center line of said Highway 50; thence
S 26° 34' 30" E along the center line of said Highway, 286.59 feet more or less to the place of beginning.

EXCEPTING THEREFROM all that portion thereof as is set forth in Certificate of Compensation recorded in
Volume 385 of Records on Page 254 as Document No. 138126.

THE ABOVE PROPERTY DESCRIBED IS THE SAME AS THE PROPERTY DESCRIBED BELOW

LEGAL DESCRIPTION OF PROPERTY DESCRIBED AS:

A parcel of land located in the Southeast 1/4 of Section 22, T. 2 N., R. 16 E., Town of Delavan,
Walworth County, Wisconsin described as follows:

Commencing at Northeast corner of the Southeast Quarter of Section 22, T. 2 N., R. 16 E., Town of Delavan,
Walworth County, Wisconsin; thence South 87 degrees 41 minutes 28 seconds West, a distance of 222.71 feet to
the centerline of the public road known as the Delavan and Lake Geneva Road (State Trunk
Highway No. 50); thence South 28 degrees 05 minutes 48 seconds East, along the centerline of
said State Trunk Highway 50, a distance of 87.02 feet to its intersection with the Easterly corner of
property conveyed to the State of Wisconsin by document number 138126, recorded in volume
385 pages 254, 255 in the Recorder's office of Walworth County, Wisconsin and the point of
beginning; thence South 28 degrees 05 minutes 48 seconds East, along the centerline of said State
Trunk Highway 50, a distance of 183.59 feet; South 69 degrees 56 minutes 10 seconds West
299.80 feet; thence South 1 degree 29 minutes 55 seconds West, a distance of 206.11 feet;
thence North 89 degrees 36 minutes 12 seconds West, a distance of 99.95 feet to the East
right-of-way line for South Shore Drive, thence North 2 degrees 15 minutes 0 seconds East along
said East right-of-way line, a distance of 184.57 feet; thence North 16 degrees 39 minutes 55
seconds East, along said East right-of-way line, a distance of 108.62 feet; thence North 37 degrees
07 minutes 27 seconds East, along said East right-of-way line, a distance of 210.31 feet, to the
Southwesterly corner of property conveyed to the State of Wisconsin by document number
138126, recorded in volume 385 pages 254, 255 in said Recorder's office; thence South 89
degrees 09 minutes 35 seconds East, along the South line of said property conveyed, a distance of
106.06 feet; thence North 61 degrees 54 minutes 12 seconds East, along the Southeastery line of
said property conveyed, a distance of 33.00 feet to the point of beginning. Subject to the rights of
the public and State of Wisconsin in and to those portions thereof taken used or dedicated for
public road purposes. Situated in the county of Walworth, and State of Wisconsin.

NOTE: THIS SURVEY IS A RETRACEMENT OF A PLAT OF SURVEY PREPARED BY R.H. BATTERMAN DATED
JANUARY 21, 2016.

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Walworth }

I hereby certify that I have supervised the survey of the property described above and to the best
my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of
Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly
represents said survey and its location.
Given under my hand and seal this 7th day of February, 2023 at Elkhorn, Wisconsin.
Last day of field work: February 3rd, 2023

If the surveyor's signature is not red in color,
the plan is a copy that should be assumed to
contain unauthorized alterations.
The certification contained on this document
shall not apply to any copies.



PLAT OF SURVEY

ORDER NO: 34442

FIELD CREW: SMN
DRAWN BY: SMN
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:
FIRST NATIONAL BANK AND TRUST
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Delavan, WI 53115

Batterman
engineers surveyors planners

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FD 22-5

2/16/2023