

# PLAT OF SURVEY – TITLE SURVEY

## LOTS 3 & 6 OF SUBDIVISION OF LOT 1 OF METTOWEE

LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 16 EAST,  
TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN

The Land is described as follows:

Part of Lots 3 and 6 of the Subdivision of Lot 1 of Mettowee, according to a Plat thereof of record in the office of the Register of Deeds in and for Walworth County, Wisconsin in Vol. 5 of Plats on page 242, all of which is described as follows, to-wit: Beginning at the Southeast corner of said Lot 3 thence North 33 degrees 53 minutes West, along the Northeastery line of said Lot 3, 354.06 feet more or less to the Shore of Delavan Lake thence Southwesterly along the shore of Delavan Lake 75.3 feet more or less to the Northwest corner of said Lot 3 thence South 33 degrees 53 minutes East along the Southwestery line of said Lot 3 and the extension Southeastery of said Southwestery line 509.80 feet to a point on the East line of said Lot 6 thence North along the East line of said Lot 6, 134.01 feet thence North 29 degrees 55 minutes West 37.50 feet thence North 22.52 feet thence South 89 degrees 55 minutes East 37.50 feet thence North 23.27 feet to the Northeast corner of said Lot 6 thence South 69 degrees 07 minutes West, along the Northwestery line of said Lot 6, 25.35 feet to the place of beginning, located in the Town of Delavan, Walworth County, Wisconsin.

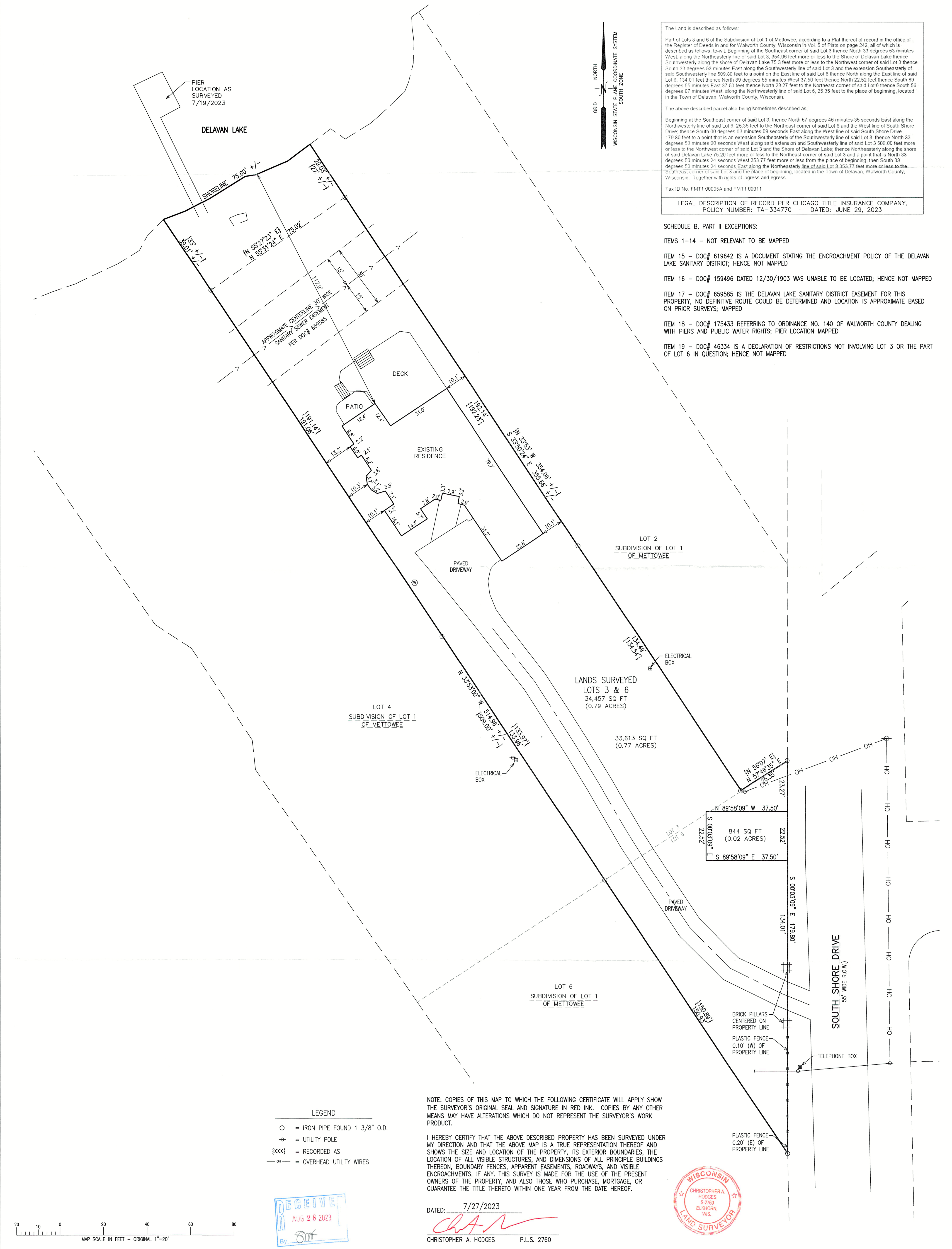
The above described parcel also being sometimes described as:

Beginning at the Southeast corner of said Lot 3, thence North 67 degrees 46 minutes 35 seconds East along the Northwestery line of said Lot 6, 25.35 feet to the Northeast corner of said Lot 6 and the West line of South Shore Drive, thence South 00 degrees 03 minutes 09 seconds East along the West line of said South Shore Drive 179.80 feet to a point that is an extension Southeastery of the Southwestery line of said Lot 3, thence North 33 degrees 53 minutes 00 seconds West along said extension and Southwestery line of said Lot 3, 500.00 feet more or less to the Northwest corner of said Lot 3 and the Shore of Delavan Lake, thence Northeastery along the shore of said Delavan Lake 75.20 feet more or less to the Northeast corner of said Lot 3 and a point that is North 33 degrees 50 minutes 24 seconds East along the Northeastery line of said Lot 3, 353.77 feet more or less to the Southeast corner of said Lot 3 and the place of beginning, located in the Town of Delavan, Walworth County, Wisconsin. Together with rights of ingress and egress.

Tax ID No: FMT1 00005A and FMT1 00011

LEGAL DESCRIPTION OF RECORD PER CHICAGO TITLE INSURANCE COMPANY, POLICY NUMBER: TA-334770 – DATED: JUNE 29, 2023

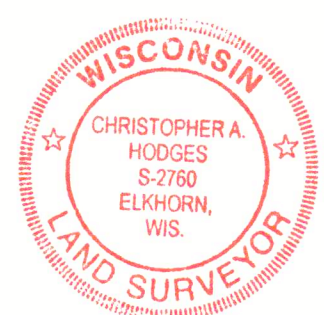
- SCHEDULE B, PART II EXCEPTIONS:
- ITEMS 1-14 – NOT RELEVANT TO BE MAPPED
  - ITEM 15 – DOC# 619642 IS A DOCUMENT STATING THE ENCROACHMENT POLICY OF THE DELAVAN LAKE SANITARY DISTRICT; HENCE NOT MAPPED
  - ITEM 16 – DOC# 159496 DATED 12/30/1903 WAS UNABLE TO BE LOCATED; HENCE NOT MAPPED
  - ITEM 17 – DOC# 659585 IS THE DELAVAN LAKE SANITARY DISTRICT EASEMENT FOR THIS PROPERTY, NO DEFINITIVE ROUTE COULD BE DETERMINED AND LOCATION IS APPROXIMATE BASED ON PRIOR SURVEYS; MAPPED
  - ITEM 18 – DOC# 175433 REFERRING TO ORDINANCE NO. 140 OF WALWORTH COUNTY DEALING WITH PIERS AND PUBLIC WATER RIGHTS; PIER LOCATION MAPPED
  - ITEM 19 – DOC# 46334 IS A DECLARATION OF RESTRICTIONS NOT INVOLVING LOT 3 OR THE PART OF LOT 6 IN QUESTION; HENCE NOT MAPPED



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: 7/27/2023  
  
 CHRISTOPHER A. HODGES P.L.S. 2760



- LEGEND
- = IRON PIPE FOUND 1 3/8" O.D.
  - ⊕ = UTILITY POLE
  - {XXX} = RECORDED AS
  - = OVERHEAD UTILITY WIRES



	<b>PLAT OF SURVEY</b> TITLE SURVEY 2901 SOUTH SHORE DRIVE DELAVAN, WI 53115	— WORK ORDERED BY — GEORGE R GARRICK TRUST 409 S BUNDY DRIVE LOS ANGELES, CA 90049	<b>FARRIS, HANSEN &amp; ASSOCIATES, INC.</b> ENGINEERING — ARCHITECTURE — SURVEYING 7 RIDGWAY COURT P.O. BOX 437 ELKHORN, WISCONSIN 53121 OFFICE: (262) 723-2098 FAX: (262) 723-5886	REVISIONS	PROJECT NO. 10917 DATE 7/27/2023 SHEET NO. 1 OF 1
	FMT-5A		016-6072		