

Center 1/4 Corner  
Section 31-2-16  
(N. 217,784.00)  
(E. 2,363,851.27)

# Plat of Survey

of

## Tax Parcel FLAD 00135,

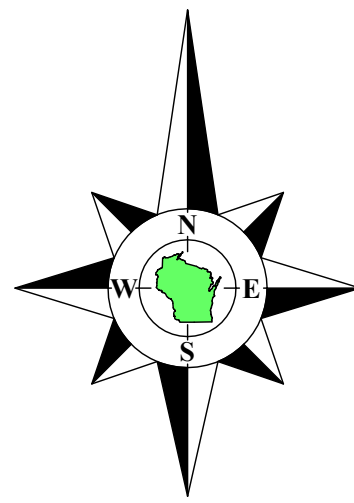
located in the Southwest 1/4 of the Southeast 1/4 of Section 31, Town 2 North, Range 16 East,  
Town of Delavan, Walworth County, Wisconsin.

### Record Description

A parcel of land described in a Warranty Deed recorded February 22, 2023 as Document No. 1075450 as shown below:

Lots 170, 171 and 172 of Lake Delavan Highlands, located in the Southeast 1/4 of Section 31, Township 2 North, Range 16 East, in the Town of Delavan, Walworth County, Wisconsin, together with that part of vacated Ridge Avenue, which adjoins said lots on the West, as vacated and discontinued by order of the Town Board of the Town of Delavan duly entered on August 20, 1925 and recorded in Volume 181 of Deeds, page 233, Walworth County Records.

Surveyed for: **John Sieminski**  
2572 County Road O South  
Delavan, Wisconsin. 53115



Bearings referenced to the West line of Spruce Street, recorded as N0°13'40"E on the plat of Lake Delavan Highlands, which produces a bearing of N0°19'42"E on the West line of the Southeast 1/4 of Section 31-2-16. A rotation of 2°00'52" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Lot 1  
C.S.M. 4976

Lot 2  
C.S.M. 4976

South 1/4 Corner  
Section 31-2-16  
(N. 215,138.14)  
(E. 2,363,929.16)

**Tax Parcel  
FLAD 00135**  
0.567 Acre  
24,716 Sq.Ft.

Lot 170

**Poured  
Concrete  
Foundation**  
Lot 171

Lot 172

Shed  
Deck  
House  
No. 4229

Lot 174

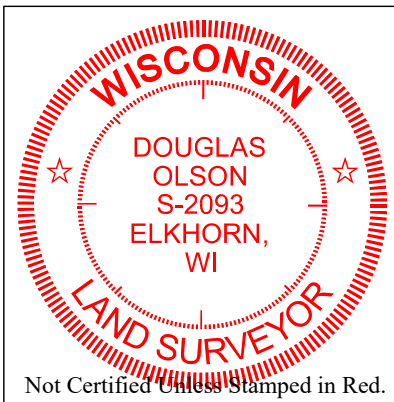
Lot 175

**Spruce Street**  
(Spring Avenue)  
(30' Wide)

House

Garage

House



### 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.

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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 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

Sheet 1 of 1 Sheets

Drawing Name:

**Job Reference Number  
2023.015**

### Legend of Symbols & Abbreviations

- Found County Section Corner
  - Found Iron Pipe
  - Set Wood Stake April 20, 2023
  - Set Iron Pipe, 1" dia.
  - Recorded Information
  - Utility Pole
  - Utility Pedestal
  - Manhole
  - Asphalt Surface
  - Gravel Surface
- N North  
S South  
E East  
W West  
In Bearings  
° Degrees  
' Minutes  
" Seconds  
In Distances  
Feet  
Inches



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**Scale in Feet  
1" = 20'**



**Survey Date: March 14, 2023.**

Revisions: **No. 1 - Proposed House**  
**No. 2 - Staking With Offsets**  
**No. 3 - Poured Concrete Foundation**

2023.015