

**PLAT OF SURVEY FOR PROPOSED LOT LINE ADJUSTMENTS**

**EXISTING LEGAL DESCRIPTION FOR PARCEL #FCH 00017A**

THE EAST 83.6 FEET EXCEPT THE NORTH 100 FEET OF LOT 10 OF CHICAGO CLUB SUBDIVISION, IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 16 EAST; ALSO, A TRACT OF LAND BEGINNING AT THE NORTHWEST CORNER OF LOT 10 IN CHICAGO CLUB SUBDIVISION, WHICH SAID SUBDIVISION IS LOCATED IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10, 100 FEET, THENCE EAST 64.56 FEET, THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID LOT 10, THENCE WEST 65 FEET TO THE PLACE OF BEGINNING. SAID LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 16 EAST IN THE TOWN OF DELAVAN, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

**EXISTING LEGAL DESCRIPTION FOR PARCEL #FCH 00018**

THE WEST 63 FEET OF LOT 10, EXCEPTING THE NORTH 100 FEET THEREOF, IN CHICAGO CLUB SUBDIVISION, TOWNSHIP OF DELAVAN, WALWORTH COUNTY, WISCONSIN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 34. ALSO A RIGHT-OF-WAY OVER A STRIP OF LAND 10 FEET IN WIDTH OFF THE ENTIRE NORTH SIDE OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 81.6 OF LOT 10, EXCEPTING THE NORTH 100 FEET THEREOF, IN SAID CHICAGO CLUB SUBDIVISION. ALSO A RIGHT-OF-WAY AS CONTAINED IN INSTRUMENT RECORDED JUNE 4, 1962 IN VOLUME 578 OF DEEDS AT PAGE 45 AS DOCUMENT NO. 539178.

**LAND TO BE ADDED TO PARCEL #FCH 00017A AND EXCEPTED FROM PARCEL #FCH 00018**

A PARCEL OF LAND BEING PART OF LOT 10 OF CHICAGO CLUB SUBDIVISION AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 9 OF PLATS ON PAGE 34 AND BEING PART OF GOVERNMENT LOT 1 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 00°05'39" WEST, ALONG THE WEST LINE OF SAID LOT 10, 89.86 FEET; THENCE NORTH 89°58'45" EAST 57.92 FEET; THENCE SOUTH 10.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH 130.47 FEET; THENCE EAST 5.00 FEET TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE SOUTH 89°58'45" WEST 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 652 SQUARE FEET OF LAND, MORE OR LESS.

**LAND TO BE ADDED TO PARCEL #FCH 00018 AND EXCEPTED FROM PARCEL #FCH 00017A**

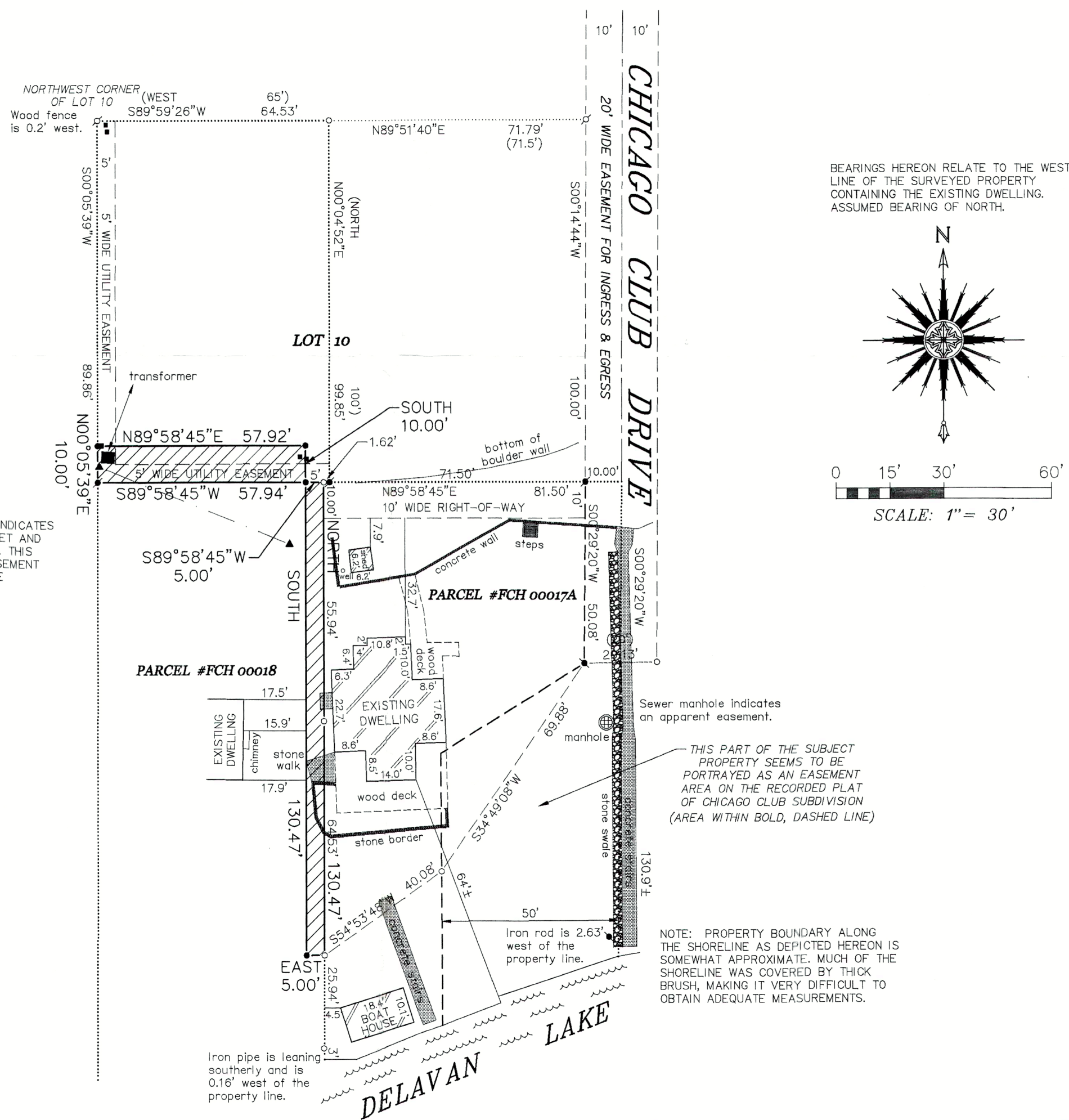
A PARCEL OF LAND BEING PART OF LOT 10 OF CHICAGO CLUB SUBDIVISION AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 9 OF PLATS ON PAGE 34 AND BEING PART OF GOVERNMENT LOT 1 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 00°05'39" WEST, ALONG THE WEST LINE OF SAID LOT 10, 89.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 89°58'45" EAST 57.92 FEET; THENCE SOUTH 10.00 FEET; THENCE SOUTH 89°58'45" WEST 57.94 FEET TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE NORTH 00°05'39" EAST 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 579 SQUARE FEET OF LAND, MORE OR LESS.

SURVEY FOR: FREDERICK FRITSCH AND THOMAS BERTRAND  
 SURVEY ADDRESS: 3259 AND 3261 CHICAGO CLUB DRIVE, DELAVAN, WI 53115

"THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)."

NOTE: UTILITY EASEMENT PER DOCUMENT NO. 971715 INDICATES AN EASEMENT 5 FEET IN WIDTH ALONG THE WEST 5 FEET AND SOUTH 5 FEET OVER THE ABOVE DESCRIBED PROPERTY. THIS OFFICE DOES NOT BELIEVE THE INTENTION OF SAID EASEMENT WAS TO INCLUDE ANY OF THE PROPERTY ON WHICH THE EXISTING DWELLING IS SITUATED.

NOTE: REFER TO CURRENT TITLE REPORTS FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THESE PROPERTIES.

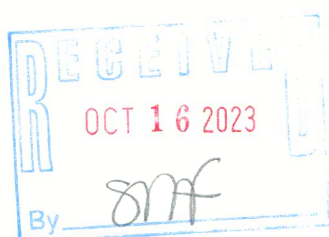


"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

**SATTER SURVEYING, LLC**

LAND SURVEYS, MAPPING AND PLANNING  
 272 ORIGIN STREET  
 BURLINGTON, WI 53105  
 262-661-4239



**LEGEND**

- FOUND 1-5/16" O.D. IRON PIPE
- ▲ FOUND 1" O.D. IRON PIPE
- ♣ FOUND 3/4" DIA. IRON ROD
- ♠ FOUND 5/8" DIA. IRON ROD
- SET 1-5/16" O.D. IRON PIPE
- ( ) RECORDED AS
- UTILITY BOX
- ▲ UTILITY POLE
- OVERHEAD UTILITY LINES



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

*Thomas L. Satter*  
 THOMAS L. SATTER S-2850

MARCH 28, 2023  
 DATE

112206-LLA  
 JOB NUMBER

FCH-17A FCH-18

216-6071