PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING

OF PART OF LOT 1 OF THE SUBDIVISION OF LOT 1 OF THE PLAT OF METTOWEE, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 27, ALL IN TOWNSHIP 2 NORTH, RANGE 16 EAST, OF THE 4TH P.M., TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

-MEANDER CORNER

SECTION 28-2N-16E

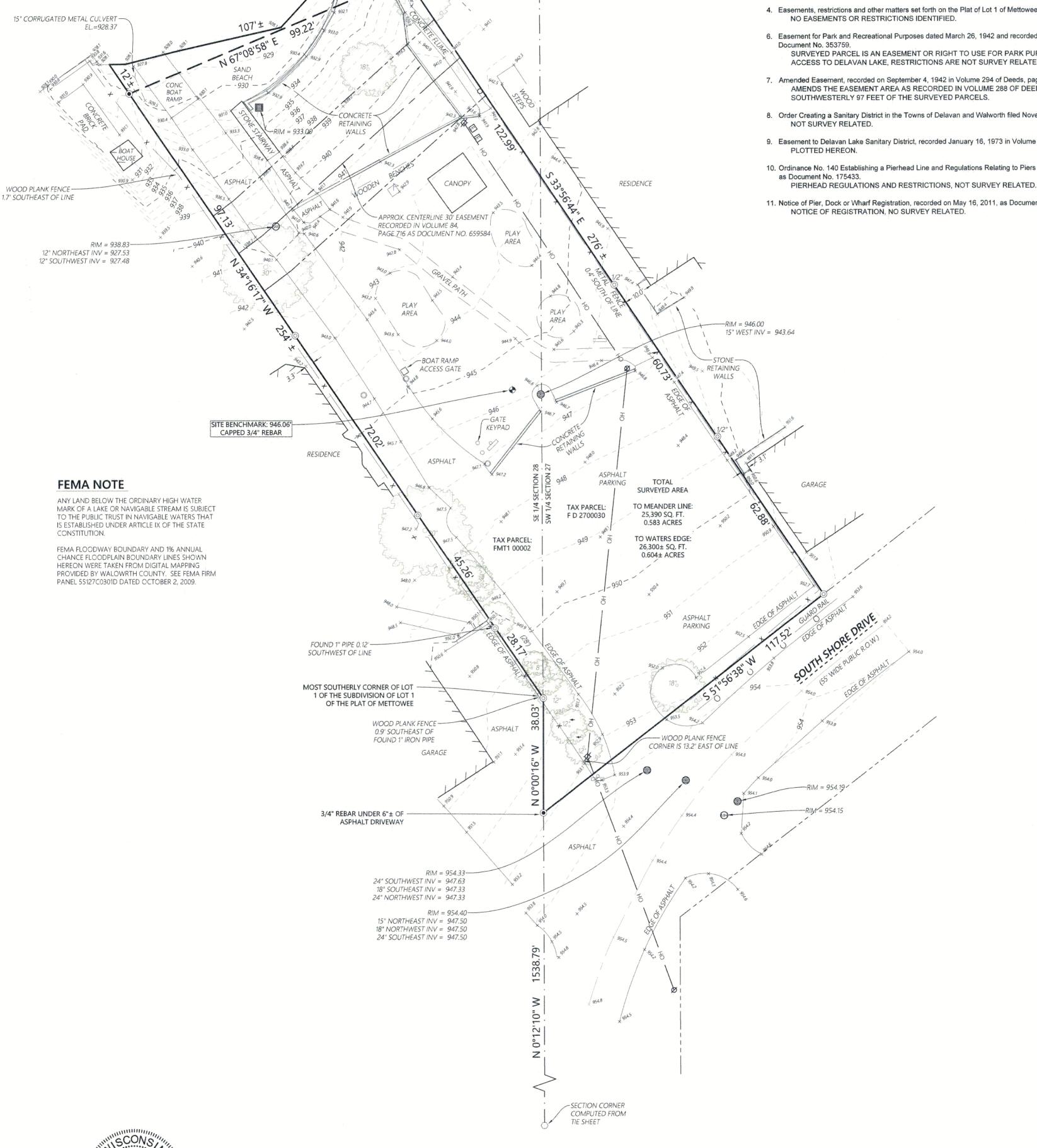
LEGAL DESCRIPTION FROM TITLE REPORT SOUTHEASTERN TITLE, LLC DATED APRIL 19, 2024: A parcel of land being in the Southwest 1/4 of Section 27, Town 2 North, Range 16 East and the Southeast 1/4 of Section 28, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin, described as follows: Beginning at a point on the West line of Section 27, Town 2 North, Range 16 East, said point being the South corner of Lot Number 1 of the Plat of a Subdivision of Lot 1 of the Plat of Mettowee, and the plat of which subdivision is on record in the Register of Deeds Office in and for said Walworth County, in Volume 5 of Plats on page 242, thence Northwesterly along the Southwesterly line of said Lot 1, to the shore of Delavan Lake at low water line, thence Northeasterly along the shore of said Lake 145 feet more or less to a point where a line drawn parallel with and 145 feet Northeasterly of and at right angles to the above mentioned West line of said Lot 1 would intersect said lake shore, and being also the Northwesterly corner of one certain piece or parcel of land conveyed to Anna I. Mahoney, a record of which conveyance may be found in the above mentioned Register of Deeds office in Volume 136 of Deeds, on page 355, thence Southeasterly along the Southwest line of said Anna I. Mahoney's Lot 305 feet more or less to the center of one certain road or highway, thence Southwesterly along the center of said road to the above mentioned West line of said Section 27, thence North on said West line to the place of beginning.

EASEMENTS, RESTRICTIONS AND OTHER MATTERS THAT HAVE BEEN RECORDED FOR TAX PARCEL F D 2700030 FROM TITLE REPORT DATED APRIL 19, 2024 (ITEMS 1 AND 2 ARE NOT SURVEY RELATED):

- 3. Easements, restrictions and other matters set forth on the Plat of Delmar recorded June 25, 1941 as Document No. 348158. NO EASEMENTS OR RESTRICTIONS IDENTIFIED.
- 4. Easement for Park and Recreational Purposes dated March 26, 1942 and recorded on April 2, 1942 in Volume 288 of Deeds, page 299, as Document No. 353759. SURVEYED PARCELS IS AN EASEMENT OR RIGHT TO USE FOR PARK PURPOSES, FOR RECREATION PURPOSES AND MEANS OF ACCESS TO DELAVAN LAKE, RESTRICTIONS ARE NOT SURVEY RELATED.
- 5. Amended Easement, recorded on September 4, 1942 in Volume 294 of Deeds, page 57, as Document No. 356884. AMENDS THE EASEMENT AREA AS RECORDED IN VOLUME 288 OF DEEDS, PAGE 299, AS DOCUMENT NO. 353759 TO BE THE SOUTHWESTERLY 97 FEET OF THE SURVEYED PARCELS.
- 6. Easement dated June 29, 1943, recorded on October 30, 1947 in Volume 375 of Deeds, page 393, as Document No. 402851. BLANKET EASEMENT OVER SURVEYED PROPERTIES, FOR CATCH BAINS FOR SEWERAGE AND DRAINAGE ALONG THE LAKE SHORE, DRAINAGE PIPES AND CONNECTIONS BETWEEN CLUBHOUSE AND SAID CATCH BASINS AND DISCHARGE PIPES FROM SAID CATCH BAINS INTO THE LAKE, WITH NO SPECIFIC LOCATION PROVIDED.
- 7. Right of Way Easement, dated August 12, 1948 and recorded on August 14, 1948 in Volume 387 of Deeds, page 588, as Document No. 410131. BLANKET EASEMENT FOR GAS MAIN OVER SURVEYED PROPERTIES, BEING THE STREETS, OUTLETS, PLAYGROUNDS AND PARKS, AND ALL OTHER COMMUNITY PROPERTY OF DELMAR.
- 8. Order Creating a Sanitary District in the Towns of Delavan and Walworth filed November 20, 1969 as Document No. 619642. NOT SURVEY RELATED.
- 9. Easement to Delavan Lake Sanitary District, recorded on January 16, 1973 in Volume 84 of Records, page 716, as Document No. 659584. PLOTTED HEREON.
- 10. Notice of Pier, Dock or Wharf Registration, recorded on May 16, 2011, as Document No. 815162. NOTICE OF REGISTRATION, NO SURVEY RELATED.

EASEMENTS, RESTRICTIONS AND OTHER MATTERS THAT HAVE BEEN RECORDED FOR TAX PARCEL FMT1 00002 FROM TITLE REPORT DATED APRIL 19, 2024 (ITEMS 1, 2 AND 5 ARE NOT SURVEY RELATED):

- 3. Easements, restrictions and other matters set forth on the Plat of Mettowee recorded July 1, 1897 as Document No. 135188. NO EASEMENTS OR RESTRICTIONS IDENTIFIED.
- 4. Easements, restrictions and other matters set forth on the Plat of Lot 1 of Mettowee recorded October 7, 1903 as Document No. 158381.
- 6. Easement for Park and Recreational Purposes dated March 26, 1942 and recorded on April 2, 1942 in Volume 288 of Deeds, page 299, as Document No. 353759. SURVEYED PARCEL IS AN EASEMENT OR RIGHT TO USE FOR PARK PURPOSES, FOR RECREATION PURPOSES AND MEANS OF
- 7. Amended Easement, recorded on September 4, 1942 in Volume 294 of Deeds, page 57, as Document No. 356884. AMENDS THE EASEMENT AREA AS RECORDED IN VOLUME 288 OF DEEDS, PAGE 299, AS DOCUMENT NO. 353759 TO BE THE
- 8. Order Creating a Sanitary District in the Towns of Delavan and Walworth filed November 20, 1969 as Document No. 619642.
- 9. Easement to Delayan Lake Sanitary District, recorded January 16, 1973 in Volume 84 of Records, page 716, as Document No. 659584.
- 10. Ordinance No. 140 Establishing a Pierhead Line and Regulations Relating to Piers and Wharves on Delavan Lake, recorded on March 15, 1989,
- 11. Notice of Pier, Dock or Wharf Registration, recorded on May 16, 2011, as Document No. 815162.



KRISTIN J. BELONGIA S-2943 **ELKHORN** WIS. SURV

> 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.

DELAVAN LAKE

WATER ELEVATION: 928.12'

ON APRIL 4TH, 2024

100-YEAR FEMA FLOOD ELEVATION=929.2'-FIRM PANEL 55127C0301D DATED OCTOBER 2, 2009

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 17th day of May 2024 at Beloit, Wisconsin.



216 6116

MONUMENT KEY

1" Iron Pipe Found **Existing Boundary Line** (Unless Otherwise Noted) Existing Right-of-Way 3/4" Iron Rebar Found Record Information Benchmark

 Existing Adjacent Property **Existing Centerline** --- Existing Easement Line — Existing Section Line — X — Existing Fence --- OH --- Existing Overhead Power

LEGEND Existing Utility Pole Existing Utility Pole with Light Existing Guy Wire **Existing Utility Cabinet** Existing Electric Meter

Existing Air Conditioner

Existing Round Inlet

Existing Square Inlet Existing Sanitary Manhole Deciduous Tree Existing Sign Existing Bollard Existing Flag Pole **Existing Spot Elevation**

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE

> VERTICAL DATUM BASED ON NAVD-88 (2012) **GEOID 18 WISCONSIN** STARTING BENCHMARK: NGS MONUMENT PID: DG4980 PUBLISHED ELEVATION: 992.6'

SYSTEM, WALWORTH ZONE. THE NORTHERLY RIGHT-OF-WAY

LINE OF SOUTH SHORE DRIVE BEARING S 51°56'38" W

ORDER NO: 34990

Last day of field work April 4th, 2024

Kristin J. Belongia, P.L.S.

State of Wisconsin

County of Walworth \$

Wisconsin Professional Land Surveyor S-2943

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

File Name: J:\34900-34999\34990 - Delmar Improvement\SURVEY\RHB DRAWING FILES

FOR THE EXCLUSIVE USE OF: Delmar Improvement Association P.O. Box 412 Delavan, WI 53115

PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING FOR DELMAR IMPROVEMENT ASSOC. BOAT RAMP DELAVAN, WISCONSIN

engineers surveyors planners BELOIT | ELKHORN | JANESVILLE 2857 S. Bartells Dr., Beloit, WI 53511 608.365.4464 | www.rhbatterman.com