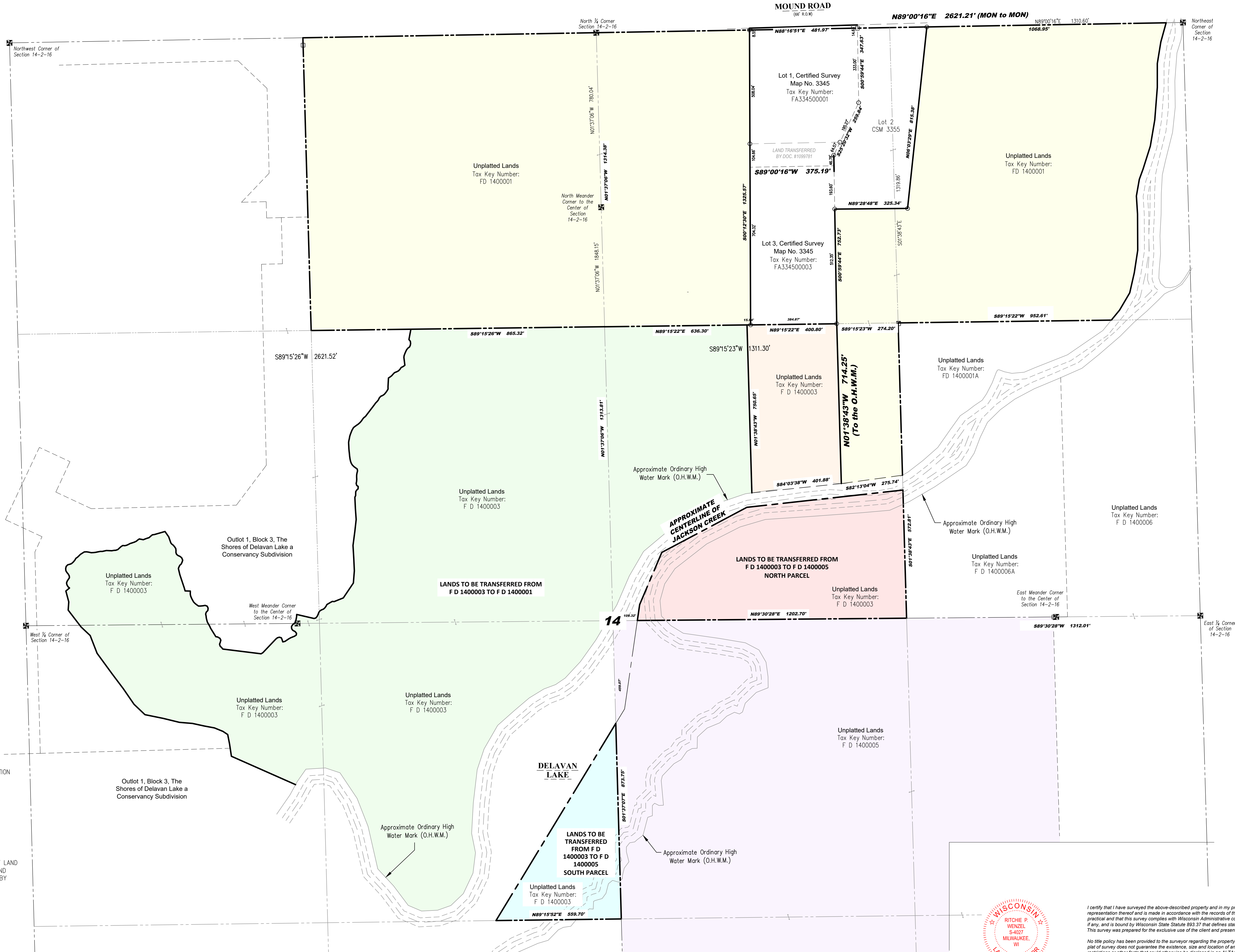


LOCATION: Mound Road, Delavan, Wisconsin
PREPARED FOR: Shodeen Homes
CURRENT OWNER: Covington Court Apartments LLC

March 11, 2024
Rev: June 24, 2024
Rev: September 24, 2024
Rev: October 07, 2024
Rev: November 20, 2024

LEGAL DESCRIPTIONS ARE ON
SHEET 2 OF 2 OF THIS SURVEY.

PLAT OF SURVEY
FOR PROPOSED LOT LINE
ADJUSTMENTS



BEARINGS HEREON RELATE TO THE NORTH LINE OF THE NORTHEAST 1/4 SECTION 14-2-16. ASSUMED BEARING NORTH 89°00'16" EAST.
ORDINARY HIGH WATER MARK OF DELAVAN LAKE SHOWN HEREON IS APPROXIMATE AND NOT FIELD LOCATED BY THIS OFFICE.

"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OF A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

"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)."

Legend:

- Found Iron Rod
- Found 1" Iron Pipe
- Found Monument



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

LEGAL DESCRIPTIONS

Survey No.
23.6002.04

EXISTING PROPERTY DESCRIPTION OF F D 1400001:

THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SAID LAND BEING LOCATED IN THE TOWN OF DELEVAN, WALWORTH COUNTY, WISCONSIN.
ALSO LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST, LOCATED IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN BOUND AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89°00'16" WEST ON AND ALONG THE NORTH LINE OF SAID 1/4 SECTION, 1310.60 FEET TO THE NORTH-SOUTH 1/16 LINE; THENCE SOUTH 01°38'43" EAST ON AND ALONG THE NORTH-SOUTH 1/16 LINE, 1319.86 FEET TO THE NORTHEAST 1/16 CORNER OF SAID SECTION, SAID POINT IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 01°38'43" EAST ON AND ALONG THE NORTH-SOUTH 1/16 LINE, 680.7 FEET TO THE ORDINARY HIGH WATER MARK (O.H.W.M.) OF DELAVAN LAKE; THENCE WESTERLY ON AND ALONG SAID O.H.W.M. TO A POINT THAT IS SOUTH 82°13'04" WEST 275.74 FEET; THENCE NORTH 01°38'43" WEST AND PARALLEL TO SAID NORTH-SOUTH 1/16 LINE, 714.25 FEET TO THE NORTH LINE OF 1/4 1/4 SECTION; THENCE NORTH 89°11'49" EAST ON AND ALONG THE EAST-WEST 1/16 LINE, 274.19 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.
EXCEPTING THEREFROM CERTIFIED SURVEY MAP NO. 3345, RECORDED IN VOLUME 19 OF CERTIFIED SURVEYS, PAGES 84-87, AS DOCUMENT NO. 479846, LYING AND BEING IN THE TOWN OF DELEVAN, COUNTY OF WALWORTH AND STATE OF WISCONSIN.
SAID AREA CONTAINS 92.2 ACRES OF LAND MORE OR LESS.

EXISTING PROPERTY DESCRIPTION OF F D 1400003:

LANDS BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 ALL IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST, LOCATED IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN.
EXCEPTING THOSE PARTS LOCATED IN SAID 1/4 SECTION "THE SHORES OF DELAVAN LAKE, A CONSERVANCY SUBDIVISION"
EXCEPTING LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST, LOCATED IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN BOUND AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89°00'16" WEST ON AND ALONG THE NORTH LINE OF SAID 1/4 SECTION, 1310.60 FEET TO THE NORTH-SOUTH 1/16 LINE; THENCE SOUTH 01°38'43" EAST ON AND ALONG THE NORTH-SOUTH 1/16 LINE, 1319.86 FEET TO THE NORTHEAST 1/16 CORNER OF SAID SECTION, SAID POINT IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 01°38'43" EAST ON AND ALONG THE NORTH-SOUTH 1/16 LINE, 680.7 FEET TO THE ORDINARY HIGH WATER MARK (O.H.W.M.) OF DELAVAN LAKE; THENCE WESTERLY ON AND ALONG SAID O.H.W.M. TO A POINT THAT IS SOUTH 82°13'04" WEST 275.74 FEET; THENCE NORTH 01°38'43" WEST AND PARALLEL TO SAID NORTH-SOUTH 1/16 LINE, 714.25 FEET TO THE NORTH LINE OF 1/4 1/4 SECTION; THENCE NORTH 89°11'49" EAST ON AND ALONG THE EAST-WEST 1/16 LINE, 274.19 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.
ALSO EXCEPTING ANY LANDS BELOW THE ORDINARY HIGH WATER MARK.
SAID AREA CONTAINS 94.4 ACRES OF LAND MORE OR LESS.

EXISTING PROPERTY DESCRIPTION OF F D 1400005:

THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH 2 RODS OFF FROM THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

PROPERTY DESCRIPTION OF LANDS TO BE TRANSFERRED FROM F D 1400003 TO F D 1400005:

NORTH PARCEL:

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING IN THE TOWN OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°30'28" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 1312.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°30'28" WEST, 1202.70 FEET MORE OR LESS TO THE APPROXIMATE CENTER OF JACKSON CREEK; THENCE NORTHERLY AND EASTERLY ALONG SAID CENTERLINE, 1457 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THAT IS NORTH 01°38'43" EAST OF THE POINT OF BEGINNING; THENCE SOUTH 01°38'43" EAST, 572.81 FEET TO THE PLACE OF BEGINNING.
CONTAINING 12.65 ACRES OF LAND MORE OR LESS.

SOUTH PARCEL:

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING IN THE TOWN OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°30'28" WEST, 2624.02 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 01°37'07" EAST, 1332.82 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE SOUTH 89°15'52" WEST, 559.70 ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE APPROXIMATE CENTERLINE OF DELAVAN LAKE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE 1030 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 AND BEING NORTH 01°37'07" WEST 873.75 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 01°37'07" EAST, 873.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.61 ACRES OF LAND MORE OR LESS.

PROPERTY DESCRIPTION OF LANDS TO BE TRANSFERRED FROM F D 1400003 TO F D 1400001:

LANDS BEING THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST, LOCATED IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

ALSO THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SAID SECTION 14, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE SOUTH 01°37'06" EAST, 1314.38 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4, THENCE NORTH 89°15'22" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, 636.30 FEET; THENCE SOUTH 01°38'43" EAST, 750.05 FEET MORE OR LESS TO THE APPROXIMATE CENTER OF JACKSON CREEK; THENCE SOUTHERLY AND WESTERLY ALONG SAID CENTERLINE TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, BEING NORTH 89°30'28" EAST, 109.32 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89°30'28" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 109.32 FEET TO SAID SOUTHWEST CORNER; THENCE NORTH 01°37'06" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1315.81 FEET TO THE POINT OF BEGINNING.

EXCEPTING THOSE PARTS LOCATED IN SAID 1/4 SECTION "THE SHORES OF DELAVAN LAKE, A CONSERVANCY SUBDIVISION"

EXCEPTING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING IN THE TOWN OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°30'28" WEST, 2624.02 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 01°37'07" EAST, 1332.82 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE SOUTH 89°15'52" WEST, 559.70 ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE APPROXIMATE CENTERLINE OF DELAVAN LAKE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE 1030 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 AND BEING NORTH 01°37'07" WEST 873.75 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 01°37'07" EAST, 873.75 FEET TO THE POINT OF BEGINNING.

PROPOSED PROPERTY DESCRIPTION OF F D 1400003:

LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 16 EAST, LOCATED IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN BOUND AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89°00'16" WEST ON AND ALONG THE NORTH LINE OF SAID 1/4 SECTION, 1310.60 FEET TO THE NORTH-SOUTH 1/16 LINE; THENCE SOUTH 01°38'43" EAST ON AND ALONG THE NORTH-SOUTH 1/16 LINE, 1319.86 FEET TO THE NORTHEAST 1/16 CORNER OF SAID SECTION; THENCE SOUTH 89°11'49" WEST, ON AND ALONG THE EAST-WEST 1/16 LINE, 274.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°38'43" EAST, 714.25 FEET MORE OR LESS TO THE ORDINARY HIGH WATER MARK (O.H.W.M.) OF DELAVAN LAKE; THENCE WESTERLY ON AND ALONG SAID O.H.W.M. TO A POINT THAT IS SOUTH 84°03'38" WEST, 401.88 FEET; THENCE NORTH 01°38'43" WEST, 750.65 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°15'22" EAST, ALONG SAID NORTH LINE, 400.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.69 ACRES MORE OR LESS.

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027



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