

August 20th, 2020

# PLAT OF SURVEY

Survey No. 20-5096

**LOCATION:**

N6528 Anderson Drive, Delavan, Wisconsin

**PREPARED FOR:**

Karen Ostermeier - Keefe Real Estate

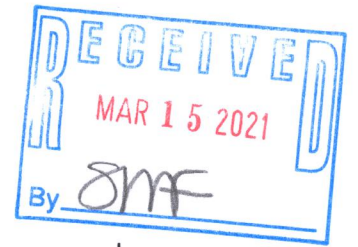
**LEGAL DESCRIPTION:**

Lots 9 through 11, inclusive, Block D, Crystal Bowl Subdivision, according to the Plat thereof. Said land being in the town of Richmond, Walworth County, Wisconsin.

**CURRENT OWNER:**

Steven L. & Deidree L. Oldenburg

TAX ID: CCR 00081



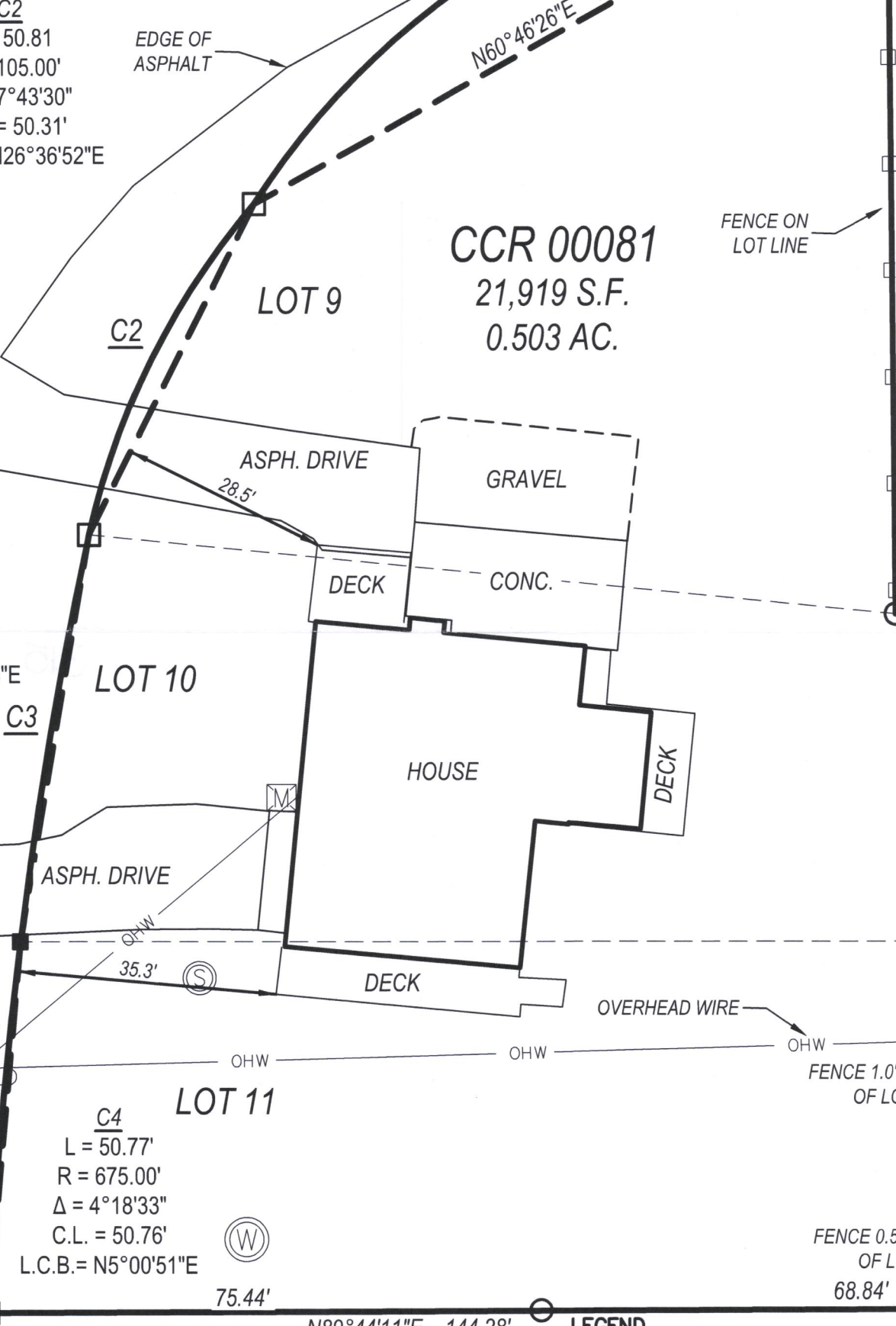
OAK WOOD ROAD  
40' RW

C1  
L = 103.28'  
R = 105.00'  
Δ = 56°21'32"  
C.L. = 99.17'  
L.C.B. = N60°46'23"E

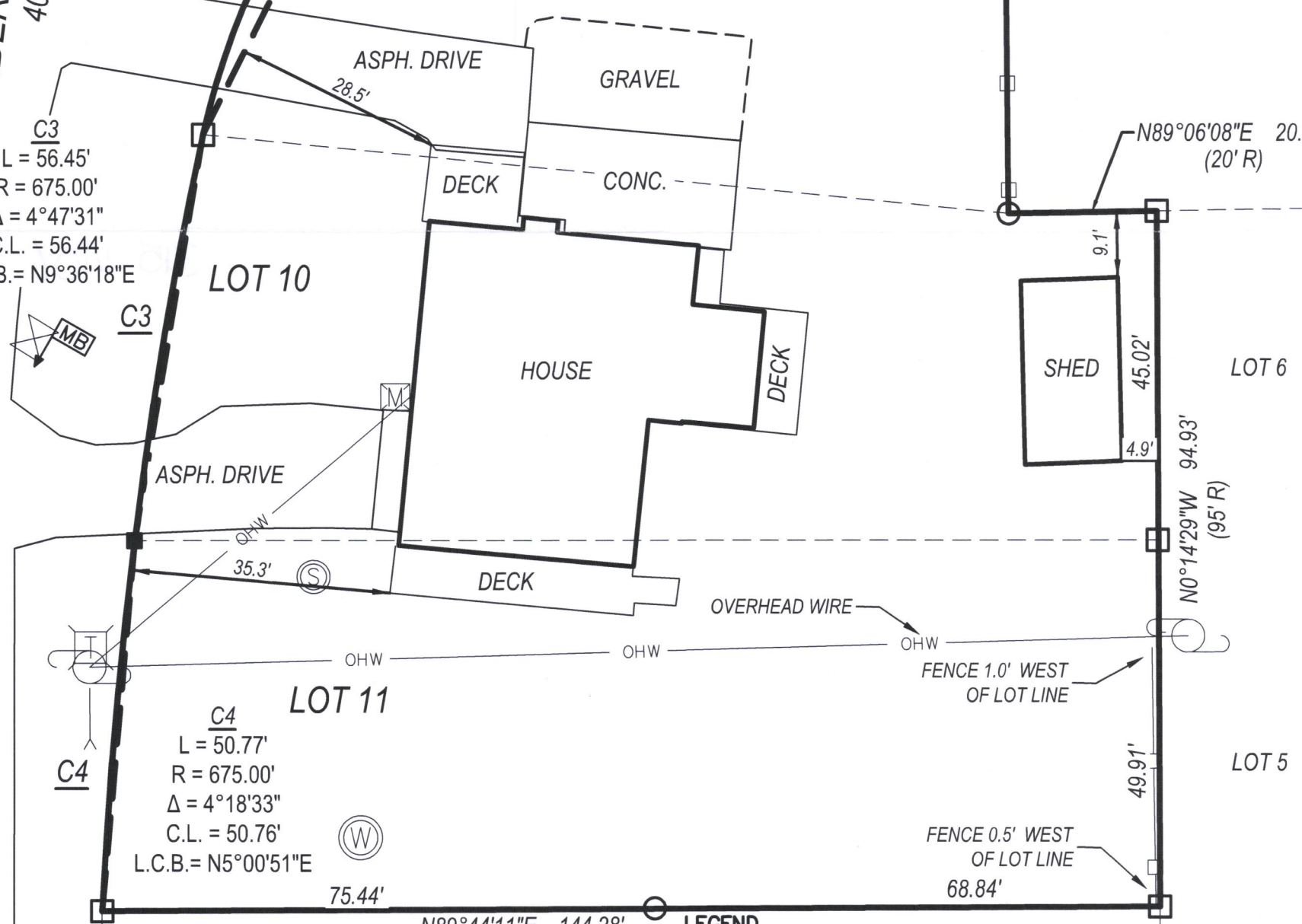
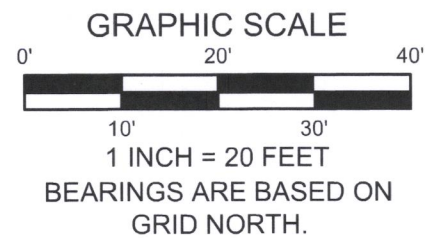
C2  
L = 50.81  
R = 105.00'  
Δ = 27°43'30"  
C.L. = 50.31'  
L.C.B. = N26°36'52"E

ANDERSON DRIVE  
40' RW

C3  
L = 56.45'  
R = 675.00'  
Δ = 4°47'31"  
C.L. = 56.44'  
L.C.B. = N9°36'18"E



CCR 00081  
21,919 S.F.  
0.503 AC.



C4  
L = 50.77'  
R = 675.00'  
Δ = 4°18'33"  
C.L. = 50.76'  
L.C.B. = N5°00'51"E

**LEGEND**

- FOUND 1" IRON PIPE
- FOUND 3/4" IRON BAR
- SET 3/4" IRON BAR
- (XX) RECORD AS
- ⊗ GAS VALVE
- ⊕ POWER POLE
- GUY WIRE
- ⊕ TELEPHONE PEDESTAL
- ⊙ WELL
- ⊕ MAILBOX
- ⊕ ELECTRIC METER
- ⊙ SEPTIC TANK COVER

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

*Peter J. Nielson*

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527



DRAWING BY:  
FIELD WORK BY:

**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC  
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE  
BURLINGTON, WI 53185

(262) 402-5040

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CCR-81

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