

LEGEND

- SET .075" X 2.4" IRON BAR, 1.50lbs/ft
- SECTION/QUARTER CORNER
- FOUND 0.75" IRON PIPE
- FOUND 0.75" IRON BAR
- FOUND 1.00" O.D. IRON PIPE
- WELL
- SP
- HT
- RECORD DISTANCE
- RIGHT-OF-WAY
- PROPERTY LINE
- MINOR LOT LINE
- CENTERLINE

FOUND MEANDER CORNER (1.25" IRON BAR) ON EAST SECTION LINE OF SECTION 7, T17N-R5E

FOUND EAST 1/4 (HARRISON MONUMENT) SECTION 7, T17N-R5E

BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, ASSUMED TO BEAR S00°16'28"W

PLAT OF SURVEY

BEING PART OF LOT 14 AND ALL OF LOTS 15 & 16 OF BLOCK 4 OF THE THIRD ADDITION TO THE DELLWOOD SUBDIVISION BEING LOCATED IN PART OF THE NE1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 5 EAST, TOWN OF QUINCY, ADAMS COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT I HAVE SURVEYED AND MAPPED THIS PLAT, BEING PART OF LOT 14 AND ALL OF LOTS 15 & 16 OF BLOCK 4 OF THE THIRD ADDITION TO THE DELLWOOD SUBDIVISION BEING LOCATED IN PART OF THE NE1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 5 EAST, TOWN OF QUINCY, ADAMS COUNTY, WISCONSIN.

AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 5 EAST;

THENCE N85°23'32"W, A DISTANCE OF 161.53 FEET TO A POINT ON EAST LINE OF LOT 14 OF SAID BLOCK 4; POINT ALSO BEING THE POINT OF BEGINNING.

THENCE S00°33'07"W ALONG THE EAST LINE OF LOTS 14, 15 & 16, A DISTANCE OF 127.71 FEET TO THE SE CORNER OF LOT 16 OF SAID BLOCK 4;

THENCE N89°39'59"W ALONG THE SOUTH LINE OF LOT 16 OF SAID BLOCK 4, A DISTANCE OF 129.74 FEET TO THE EASTERLY RIGHT OF WAY OF FRENCH STREET;

THENCE N00°28'00"E ALONG THE EASTERLY RIGHT OF WAY OF FRENCH STREET, A DISTANCE OF 131.07 FEET TO THE NW CORNER OF LOT 14

OF SAID BLOCK 4 AND SOUTHERLY RIGHT OF WAY OF DELL AVENUE;

THENCE N89°47'34"E ALONG THE SOUTHERLY RIGHT OF WAY OF DELL AVENUE, A DISTANCE OF 46.83 FEET;

THENCE S86°58'39"E ALONG THE SOUTHERLY RIGHT OF WAY OF DELL AVENUE, A DISTANCE OF 83.18 FEET TO THE EAST LINE OF LOT 14 OF SAID BLOCK 4; POINT ALSO BEING THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 16,916 SQ. FT. OR 0.39 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF KATHY HOERNKE.

THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

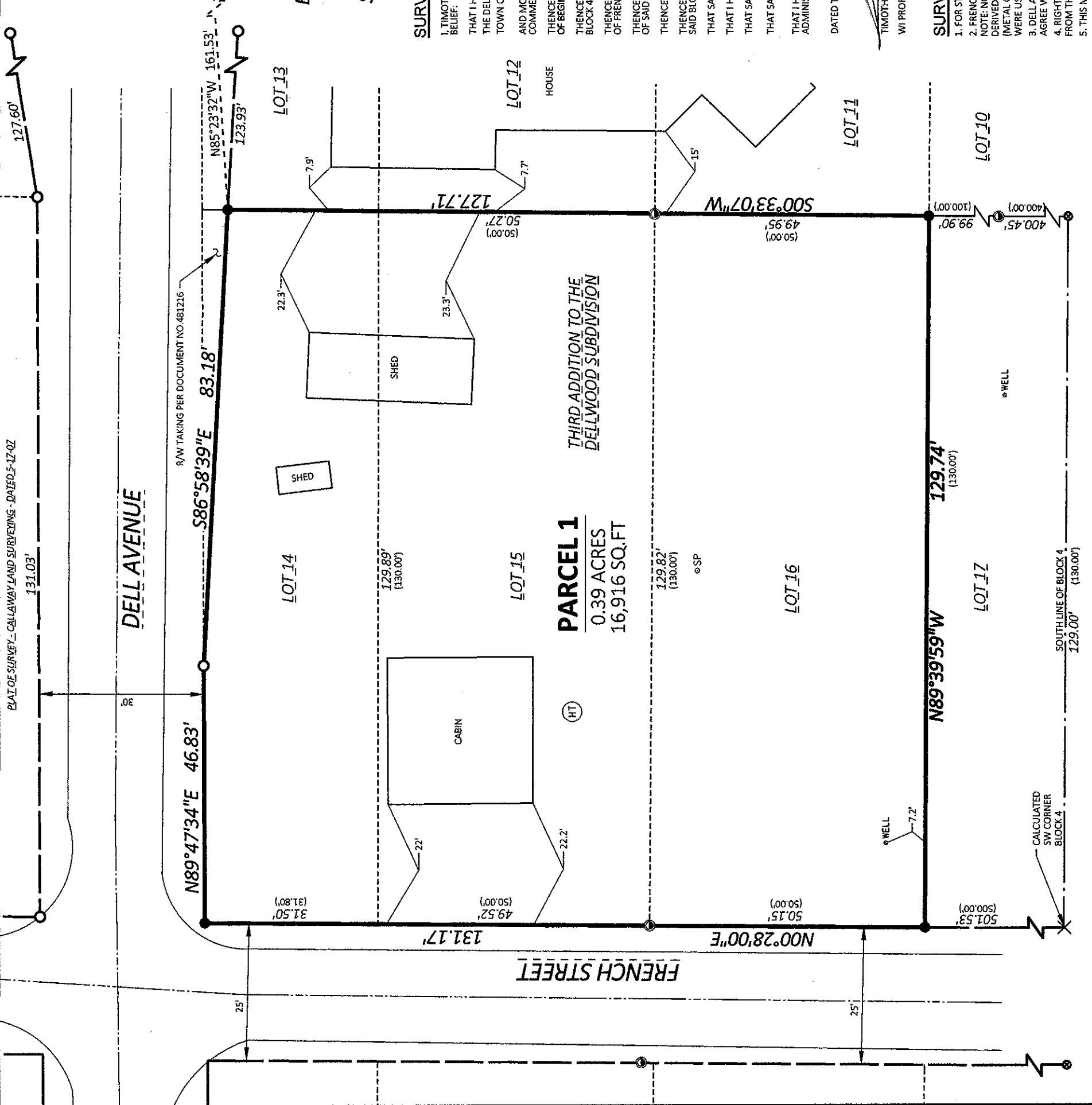
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 29th DAY OF Aug, 2019

TIMOTHY G. RUTZEN JR.
 WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994

SURVEYOR'S NOTES

- FOR STRUCTURE SETBACKS, CONTACT THE ADAMS COUNTY PLANNING & ZONING OFFICE.
- FRENCH STREET ROAD RIGHT-OF-WAY WAS ESTABLISHED BASED ON FOUND MONUMENTS ALONG BLOCK 4 & BLOCK 13 OF SUBDIVISION. NO SURVEYS FOUND ON FILE OTHER THAN THE ORIGINAL SUBDIVISION FOR BLOCK 4. IT IS UNKNOWN WHERE THE FOUND IRONS DERIVED FROM. SOME IRONS ALONG RIGHT OF WAY DO NOT APPEAR TO BE SET FROM A SURVEYOR AND ARE OF SUB STANDARD METAL (METAL CONDUIT) AND DO NOT MATCH IMPROVEMENTS & CALCULATIONS. OTHER IRONS FOUND DO APPEAR TO BE SET BY SET PROPERLY & WERE USED IN CALCULATIONS. FRENCH STREET WAS GIVEN FULL 25' PLATTED RIGHT-OF-WAY WIDTH.
- DELL AVENUE RIGHT-OF-WAY WAS ESTABLISHED FROM SEVERAL FOUND IRONS ON NORTH AND SOUTH RIGHT OF WAY. THESE IRONS AGREE WITH EACH OTHER WELL. DELL AVENUE WAS GIVEN FULL 30' PLATTED RIGHT-OF-WAY WIDTH.
- RIGHT-OF-WAY TAKINGS ALONG DELL AVENUE FROM THE CTH Z IMPROVEMENT PROJECT WERE ESTABLISHED FROM FOUND IRONS SET FROM THAT PROJECT. SOME DISTANCE CALLS FROM DEED DO NOT MATCH SET IRONS. HELD IRONS FOR RW TAKING.
- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.



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