

ABELL SURVEYING & MAPPING

1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
262-728-6737

NOTE: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.

N



SCALE 1"=30'

LEGEND

- - IRON PIPE FOUND
- - CONCRETE MONUMENT FOUND
- - IRON PIPE SET
- () - RECORDED AS

THIRD STREET

82.50'

IRON PIPE FOUND 0.06'
WEST OF LINE

(EAST)
N 89°56'20" E
41.25'

AREA
0.04 ACRES
FOR ROAD
PURPOSES

(NORTH)
N 0°07'16" E
41.25'

(NORTH)
N 0°07'16" E
41.26'

OUTLOT

TAX PARCEL
XOP-269

TOTAL AREA 0.24 ACRES

S 89°57'11" W

(WESTERLY)

206.23'

206.25'

197.30'

197.12'

SOUTHWEST CORNER LOT 7,
BLOCK 2, SARAH A. PHOENIX
ADDITION

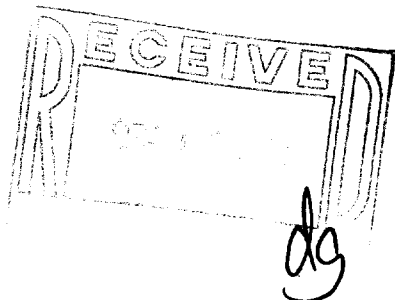
PHOENIX

STREET

PLAT OF SURVEY OF

A PARCEL OF LAND LOCATED IN OUTLOT 1 OF THE ORIGINAL PLAT OF THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH LINE OF PHOENIX STREET IS INTERSECTED BY THE CENTERLINE OF THIRD STREET; THENCE N 0°07'16" E (RECORDED AS NORTH) ALONG SAID CENTERLINE, 41.25 FEET; THENCE N 89°56'20" E (RECORDED AS EAST) 41.25 FEET TO THE EAST LINE OF SAID THIRD STREET; THENCE N 0°07'16" E ALONG SAID EAST LINE, 67.06 FEET (RECORDED AS NORTH 67.24 FEET); THENCE S 56°42'42" E 197.12 FEET (RECORDED AS SOUTHEASTERLY 197.30 FEET) TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 2 OF SARAH A. PHOENIX ADDITION AND THE NORTHERLY LINE OF SAID PHOENIX STREET; THENCE S 89°57'11" W ALONG NORTHERLY LINE OF SAID PHOENIX STREET, 206.25 FEET (RECORDED AS WESTERLY 206.23 FEET) TO THE CENTERLINE OF SAID THIRD STREET AND THE PLACE OF BEGINNING. CONTAINING 0.24 ACRES OF LAND MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND TO BE CONVEYED FOR ROAD PURPOSES. A PARCEL OF LAND LOCATED IN OUTLOT 1 OF THE ORIGINAL PLAT OF THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH LINE OF PHOENIX STREET IS INTERSECTED BY THE CENTERLINE OF THIRD STREET; THENCE N 0°07'16" E (RECORDED AS NORTH) ALONG SAID CENTERLINE, 41.25 FEET; THENCE N 89°56'20" E (RECORDED AS EAST) 41.25 FEET TO THE EAST LINE OF SAID THIRD STREET; THENCE S 0°07'16" W ALONG SAID EAST LINE, 41.26 FEET TO THE NORTHERLY LINE OF SAID PHOENIX STREET; THENCE S 89°57'11" W ALONG SAID NORTHERLY LINE, 41.25 FEET TO THE CENTERLINE OF SAID THIRD STREET AND THE PLACE OF BEGINNING. CONTAINING 0.04 ACRES OF LAND MORE OR LESS.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE 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 VISIBLE ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREON.

David F. Abell

DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

REVISED: AUGUST 24, 2000

ORDERED BY: MARK WENDORF
CITY OF DELAVAN
123 S. SECOND STREET
DELAVAN, WI 53115

July 31, 2000

DATE JOB NUMBER - 00111A
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

XOP-269

002-1867