LOT LINE ADJUSTMENT PLAT

LEGAL DESCRIPTION: TAX PARCEL XP 00132D
AFTER LOT LINE ADJUSTMENT

Parcel 1: All that part of Lots 19 and 20 of Passage Aram and Downie's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows: Beginning at the Southeast corner of said Lot 20 and thence running Northwesterly in a straight line to a point on the North line of said Lot 20 which point is 62 feet Westerly from the most Northerly corner of Lot 21 in said Block 8; thence Westerly along the Northerly line of said Lot 20 to the Northwest corner of said lot and which point is also the most Southerly corner of Lot 1 in said Block; thence South producing the West line of said Lot One 30.5 feet; thence Southeasterly in a straight line and parallel with the Westerly line of said Lot 19 to the South line of said Lot 19; thence Easterly along the South line of said Lots 19 and 20 to the place of beginning.

EXCEPTING THEREFROM: A parcel of land located in Lot 19, Block 8 of Passage, Aram and Downie's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Easterly most corner of said Lot 19; thence Southwesterly along the Southerly line of said Lot 19, 7.96 feet to the place of beginning; thence Northwesterly parallel to the Westerly line of said Lot 19, 59.77 feet; thence Southeasterly 59.72 feet to the Southerly line of said Lot 19; thence Southwesterly 1.55 feet to the place of beginning>

ALSO EXCEPTING THEREFROM: A triangular shaped parcel of land located in Lot 20 in Block 8 of Passage, Aram and Downie's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Southeast corner of Lot 21 of said Block 8; thence Southwesterly along the Southeasterly line of said Block 8, 40.00 feet to the parcel beginning; thence Northwesterly parallel with the Southeasterly line of said Block 8, 8.68 feet; thence Southeasterly 31.21 feet to the place of beginning.

Parcel 2: A parcel of land located in Block 19, Block 8, of Passage, Aram and Downie's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Beginning at the most Northerly corner of said Lot 19; thence Southwesterly along the Northerly side of Lot 19, 20.00 feet; thence Southeasterly parallel to the Westerly line of said Lot 19, 22.20 feet; thence Northerly 30.50 feet to the place of beginning.

ALSO INCLUDING: A parcel of land located in Lots 18 & 19 of Block 8, of Passage, Aram and Downie's Addition to the City of Delavan described as follows: Commencing at the Southeast corner of said Lot 19, thence Southwesterly along the Southerly line of said Lot 19 30 feet to an iron pipe; thence Northwesterly 82.50 feet to an iron pipe that is 50.08 feet Southwesterly of the Northeast corner of said Lot 19 as measured along the Northerly line of said Lot 19 extended; thence 30.00' along said extended Northerly line of said Lot 19 to an iron pipe; thence Southeasterly 82.48 feet to the place of beginning.

LEGAL DESCRIPTION TAX PARCEL XP 00132B
AFTER LOT LINE ADJUSTMENT

PARCEL A: Lot 16, except the Southwesterly 10 feet, and Lot 17, except the East 10 feet, Block 8, Passage, Aram & Downie Addition. Also East 10 feet Lot 17, and West 20 feet Lot 18, Block 8, Passage, Aram & Downie Addition. Also Lot 18, Block 8, except West 20 feet and that part Lot 19, described as beginning 6.41 feet Southwest of Southeast corner Lot 19, thence Northwesterly to point 20 feet Southwest of most Northerly corner Lot 19; thence Southwest to Northerly corner Lot 18, Southwest to Southerly corner Lot 19; thence Northeast to the place of beginning, all in Passage, Aram & Downie Addition.

EXCEPTING THEREFROM: A parcel of land located in Lots 18 & 19 of Block 8, of Passage, Aram and Downie's Addition to the City of Delavan described as follows: Commencing at the Southeast corner of said Lot 19, thence Southwesterly along the Southerly line of said Lot 19 30 feet to an iron pipe; thence Northwesterly 82.50 feet to an iron pipe that is 50.08 feet Southwesterly of the Northeast corner of said Lot 19 as measured along the Northerly line of said Lot 19 extended; thence 30.00' along said extended Northerly line of said Lot 19 to an iron pipe; thence Southeasterly 82.48 feet to the place of beginning.

NOTE: THIS LOT LINE ADJUSTMENT BETWEEN ADJOINING LAND OWNERS DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY ZONING ORDINANCES.



(XXX) = RECORDED AS
○ = FOUND IRON PIPE
● = SET IRON PIPE 1' X 24"
□ = FOUND IRON BAR
SCALE 1" = 20'
JOB NO. 2022-053

XP-132D XP-132B

I HEREBY CERTIFY THAT 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, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THIS DATE HEREOF.

DATED THIS 8TH DAY OF DECEMBER 2022

RECEIVED
MAR - 3 2023

LAKELAND SURVEYORS LLC
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