

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 Northwestwardly in a straight line to a point on the North line of said Lot 20 which point is 62 feet Westwardly from the most Northerly corner of Lot 21 in said Block 8; thence Westwardly 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 Southeastwardly in a straight line and parallel with the Westwardly 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 Southwardly along the Southerly line of said Lot 19, 7.96 feet to the place of beginning; thence Northwestwardly parallel to the Westwardly line of said Lot 19, 59.77 feet; thence Southeastwardly 59.72 feet to the Southerly line of said Lot 19; thence Southwardly 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 Southwardly along the Southerly line of said Block 8, 40.00 feet to the parcel beginning; thence Northwestwardly parallel with the Southeastwardly line of said Block 8, 8.68 feet; thence Southeastwardly 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 Southwardly along the Northerly side of Lot 19, 20.00 feet; thence Southeastwardly parallel to the Westwardly 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 Southwardly along the Southerly line of said Lot 19 30 feet to an iron pipe; thence Northwestwardly 82.50 feet to an iron pipe that is 50.08 feet Southwardly 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 Southeastwardly 82.48 feet to the place of beginning.

LEGAL DESCRIPTION TAX PARCEL XP 00132B
AFTER LOT LINE ADJUSTMENT

PARCEL A: Lot 18, except the Southwardly 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 Northwestwardly 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 Southwardly along the Southerly line of said Lot 19 30 feet to an iron pipe; thence Northwestwardly 82.50 feet to an iron pipe that is 50.08 feet Southwardly 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 Southeastwardly 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.

OWNERS
TAX KEY ID # 00132D
HERNANDEZ PROPERTIES LLC
212 S 7TH
DELAVAN, WI 53115

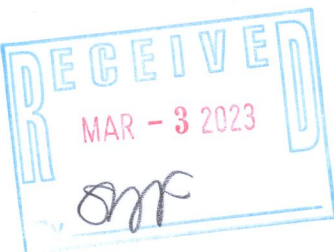
TAX KEY ID # 00132B
SEW CLEAN LLC
N6705 BOWERS RD
ELKHORN, WI 53121



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



LAKELAND SURVEYORS LLC
P O BOX 188
DELAVAN, WI 53115
262-475-9567
lakelandsurveyors@outlook.com

Steven L. Schmidt
STEVEN L. SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

(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

002-9756