

**ABELL  
SURVEYING & MAPPING**

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

SHADY SIDE PARK

LOT 9

TAX PARCEL FSH-4

LOT 8  
AREA 0.45 ACRES

NOTE: BEARINGS ARE REFERENCED TO EXISTING SURVEY RECORDS.



SCALE 1"=20'

LEGEND

- - IRON PIPE FOUND
- - CONCRETE MONUMENT FOUND
- - 1" DIA. IRON PIPE SET
- △ - UTILITY POLE
- - OVERHEAD UTILITY LINES
- 1 - RECORDED AS

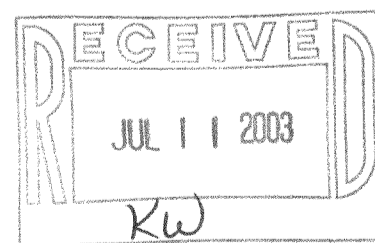
**PLAT OF SURVEY OF**

LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SHADY SIDE PARK, LOCATED IN T2N, R16E, WALWORTH COUNTY, WISCONSIN.

TOGETHER WITH THE VACATED PORTION OF SIDONIA AVENUE LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, T2N, R16E, WALWORTH COUNTY, WISCONSIN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SAID SHADY SIDE PARK, SAID POINT BEING ON THE WEST LINE OF SAID SIDONIA AVENUE: THENCE N 0°21'00" E ALONG THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID SIDONIA AVENUE, 115.09 FEET TO A CONCRETE MONUMENT; THENCE S 44°07'22" E 47.20 FEET TO A CONCRETE MONUMENT ON THE EAST LINE OF SAID SIDONIA AVENUE AND AT THE SOUTH CORNER OF LOT 9 OF THE SUBDIVISION OF THE OUTLOT OF SAID SHADY SIDE PARK; THENCE S 0°21'28" W ALONG SAID EAST LINE, 114.85 FEET TO A SET IRON PIPE; THENCE N 44°18'26" W 47.02 FEET TO A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SAID SHADY SIDE PARK AND THE PLACE OF BEGINNING. CONTAINING 0.09 ACRES OF LAND MORE OR LESS.

TOGETHER WITH A PROPOSED 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS TO LOT 9 OF SHADY SIDE PARK, LOCATED IN T2N, R16E, WALWORTH COUNTY, WISCONSIN AND BEING THE SOUTHWESTERLY 10 FEET OF LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SHADY SIDE PARK AND A PORTION OF THE VACATED PART OF SIDONIA AVENUE ALL LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, T2N, R16E, WALWORTH COUNTY, WISCONSIN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SAID SHADY SIDE PARK, SAID POINT BEING ON THE WEST LINE OF SAID VACATED SIDONIA AVENUE: THENCE N 44°18'26" W 277.24 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE N 36°27'19" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 8, 10.13 FEET; THENCE S 44°18'26" E 282.97 FEET; THENCE S 0°21'00" W 14.23 FEET; THENCE N 44°18'26" W 14.23 FEET TO A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SAID SHADY SIDE PARK AND THE PLACE OF BEGINNING. CONTAINING 0.07 ACRES OF LAND MORE OR LESS.

TOGETHER WITH A PROPOSED EASEMENT FOR THE BENEFIT OF LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SHADY SIDE PARK LOCATED IN THE NE 1/4 OF SECTION 33, T2N, R16E, WALWORTH COUNTY, WISCONSIN AND BEING A PART OF SIDONIA AVENUE AND WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SHADY SIDE PARK, SAID POINT BEING ON THE WEST LINE OF SAID SIDONIA AVENUE: THENCE S 44°18'26" E 47.02 FEET TO AN IRON PIPE ON THE EAST LINE OF SAID SIDONIA AVENUE: THENCE S 0°21'28" W 57.99 FEET ALONG THE EAST LINE OF SAID SIDONIA AVENUE TO A CONCRETE MONUMENT; THENCE N 19°31'11" W 97.22 FEET TO A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF SAID LOT 8 OF THE SUBDIVISION OF THE OUTLOT OF SHADY SIDE PARK AND THE PLACE OF BEGINNING. CONTAINING 0.02 ACRES OF LAND.



ORDERED BY: DEPIETRO DESIGN ASSOCIATES  
315 N. 7th STREET  
DELAVAN, WI 53115

REVISED DATE: APRIL 2, 2003  
REVISED TO SHOW PROPOSED EASEMENT FOR THE BENEFIT OF LOT 8 AND SHOW THE PROPOSED GARAGE LOCATION.

REVISED DATE: APRIL 12, 2002  
REVISED TO SHOW PROPOSED EASEMENT FOR INGRESS AND EGRESS TO LOT 9 OF SHADY SIDE PARK.

REVISED DATE: OCTOBER 15, 2001  
REVISED TO SHOW NEW PROPOSED VACATION OF SIDONIA AVENUE.

REVISED DATE: SEPTEMBER 4, 2001  
REVISED TO SHOW PROPOSED VACATION OF SIDONIA AVENUE.

ORDERED BY: CLAIR LAW OFFICE  
P.O. BOX 445  
DELAVAN, WI 53115

I, DAVID F. ABELL, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY LINES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David F. Abell*

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

October 15, 2001

DATE: \_\_\_\_\_ JOB NUMBER - 01010D

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

216-3531

FSHJ-4