

ABELL
SURVEYING & MAPPING
1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
262-728-6737

SHEET 1 OF 2 SHEETS



SCALE 1"=30'

LEGEND

- - IRON PIPE FOUND
- - CONCRETE MONUMENT FOUND
- CS - CONCRETE STOOP
- () - RECORDED AS

NOTE 1: BEARINGS ARE REFERENCED TO EXISTING SURVEY RECORDS.

NOTE 2: LOCATION OF DRIVEWAY IS APPROXIMATE DUE TO SNOW COVER ON DATE OF SURVEY.

NOTE 3: THE LOCATION OF DELAVAN AVENUE WAS TAKEN FROM THE ORIGINAL PLAT OF RICHARDSON-INGERSOLL SUBDIVISION. THERE WAS NO DOCUMENTATION FOUND TO SHOW IF IT HAS BEEN VACATED.

PLAT OF SURVEY OF

PART OF LOTS 3 AND 4, RICHARDSON-INGERSOLL SUBDIVISION, LOCATED IN T2N, R16E, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: CENTURY 21-SKANDIA REALTY
822 E. GENEVA STREET
DELAVAN, WI 53115

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

March 9, 2001

Revised - March 12, 2001

DATE JOB NUMBER - 01012
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

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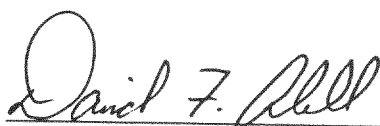
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SHEET 2 OF 2 SHEETS

LEGAL DESCRIPTION

LOT 10 OF SHADY SIDE PARK AND LOT 9 OF A SUBDIVISION OF THE OUTLOT IN SAID SHADY SIDE PARK, T2N,R16E WALWORTH COUNTY, WISCONSIN AND ALSO A PARCEL OF LAND LOCATED IN SECTION 33, T2N,R16E, WALWORTH COUNTY, WISCONSIN, AND BEING PART OF LOTS 3 AND 4 OF THE PLAT OF THE RICHARDSON-INGERSOLL SUBDIVISION AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE N 0°43' E ALONG THE LINE OF SAID LOT 3, 115.41 FEET TO A CONCRETE MONUMENT; THENCE S 44°08' E 488.23 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY LINE OF LAKE AVENUE; THENCE S 56°00' W 112.76 FEET TO THE LINE OF SAID LOT 3; THENCE N 39°41' W 387.67 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM LOT 10 OF SHADY SIDE PARK AND LOT 9 OF A SUBDIVISION OF THE OUTLOT IN SAID SHADY SIDE PARK, ALL LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, T2N,R16E, WALWORTH COUNTY, WISCONSIN. ALSO EXCEPTING A PARCEL OF LAND LOCATED IN LOT 3 OF RICHARDSON-INGERSOLL SUBDIVISION IN SECTION 33, T2N,R16E, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE N 0°40' E ALONG THE LINE OF SAID LOT 3, 115.22 FEET (DESCRIBED AS 115.41 FEET) TO AN IRON PIPE; THENCE S 44°08' E 197.43 FEET; THENCE S 57°55'30" W 90.71 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE N 39°43' W 96.87 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH A 12 FOOT WIDE DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, T2N,R16E, PART OF WHICH IS LOCATED IN LOTS 3 AND 4 OF RICHARDSON-INGERSOLL SUBDIVISION AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE N 0°40' E ALONG THE LINE OF SAID LOT 3, 115.22 FEET (DESCRIBED AS 115.41 FEET); THENCE S 44°08' E 488.23 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY LINE OF SOUTH SHORE DRIVE; THENCE S 56°00' W ALONG THE NORTHWESTERLY LINE OF SAID SOUTH SHORE DRIVE 6.10 FEET TO THE PLACE OF BEGINNING OF THE CENTERLINE OF A DRIVEWAY EASEMENT 12 FEET IN WIDTH; THENCE N 44°08' W 217.82 FEET; THENCE N 46°32'06" W 73.83 FEET TO THE NORTHERLY EDGE OF THE CENTERLINE OF SAID DRIVEWAY EASEMENT.



DAVID F. ABELL
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