

ABELL
SURVEYING & MAPPING

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

AREA OF QUESTIONABLE OWNERSHIP

MEANDER CORNER BETWEEN SECTIONS
31 AND 32, T2N, R16E AS LOCATED
BY THE WALWORTH COUNTY SURVEYOR
ON SURVEY DATED 5-24-94.

END OF FENCE
ON LINE

IRON PIPE
FOUND BENT

NORTHERLY LINE OF LOT 29, BLOCK 3 AND SHORE OF DELAVAN LAKE AS
SHOWN ON THE ORIGINAL PLAT OF ROBBINS SUBDIVISION DATED 1922
APPROXIMATE CENTERLINE OF
SANITARY SEWER EASEMENT

LOT 29

LOT 28

LOT 27
TAX PARCEL FR0-39

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

TAX PARCEL
FR0-40

WEST LINE OF SECTION 32 AS SHOWN
ON SURVEYS BY LLOYD L. JENSEN
DATED JULY 1956 AND APRIL 1956
AND BY GEORGE T. DUNHAM DATED
OCT. 1955

AREA OF QUESTIONABLE OWNERSHIP

N 0°26'57" W 5.00'
FENCE 0.1' EAST
OF LINE
DISTANCE TO SECTION LINE 5.03'

TAX PARCEL
FR0-41

BLOCK

SOUTH SHORE DRIVE

PLAT OF SURVEY OF

LOTS 23, 24, 25, 26, 27, 28 AND 29, BLOCK 3, ROBBINS SUBDIVISION,
TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN. TOGETHER WITH ALL
THAT PORTION OF ROBBINS SUBDIVISION LYING BETWEEN THE NORTH-SOUTH
SECTION LINE BETWEEN SECTION 31 AND SECTION 32, T2N, R16E, WALWORTH
COUNTY, WISCONSIN AND THE WEST LINE OF LOTS 23-29 INCLUSIVE, IN SAID
ROBBINS SUBDIVISION.

TOGETHER WITH A PROPOSED LOT LINE ADJUSTMENT BETWEEN LOTS 24 AND 25, BLOCK 3,
OF ROBBINS SUBDIVISION AND ALL THAT PORTION OF SAID ROBBINS SUBDIVISION
LYING BETWEEN THE WEST LINE OF SAID LOTS 24 AND 25, BLOCK 3 AND THE NORTH-
SOUTH SECTION LINE BETWEEN SECTIONS 31 AND 32 OF SAID ROBBINS SUBDIVISION,
SAID PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIPE AT THE
NORTHEAST CORNER OF SAID LOT 24; THENCE N 89°31'00" W 96.58 FEET ALONG THE
NORTH LINE OF SAID LOT 24 AND ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED
WEST TO A FOUND IRON PIPE; THENCE N 0°26'57" W 5.00 FEET; THENCE S 89°31'
01" E 96.63 FEET TO THE EAST LINE OF SAID LOT 25; THENCE S 0°09'51" W 5.00
FEET ALONG THE EAST LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF SAID
LOT 24 AND THE PLACE OF BEGINNING, CONTAINING 483 SQUARE FEET.

AREA OF TAX PARCEL FR0-38, FR0-41 AND THAT PART OF FR0-40 AFTER LOT LINE
ADJUSTMENT = 0.12 ACRES.

AREA OF TAX PARCEL FR0-39 AND THAT PART OF FR0-40 AFTER LOT LINE
ADJUSTMENT = 0.40 ACRES, MORE OR LESS.

"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."



SCALE 1"=20'

LEGEND

- - IRON PIPE FOUND
- - IRON ROD FOUND
- - CONCRETE MONUMENT FOUND
- ⊙ - IRON PIPE WITH BRASS PLATE FOUND
- - 1" DIA. IRON PIPE SET
- ⊙ - MANHOLE COVER
- ✕ - WOOD FENCE
- () - RECORDED AS

NOTE 1: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.

NOTE 2: THE HOUSE IS 9.5' AND 9.6' FROM THE
NORTH LINE OF LOT 4. THE WOOD DECK
IS 9.5' OUT FROM THE HOUSE.

ORDERED BY: CLAIR LAW OFFICE
P.O. BOX 445
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.

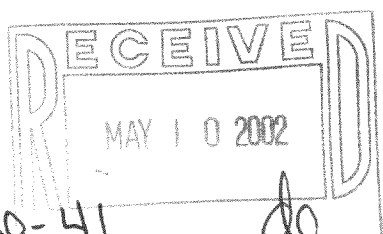
THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO
THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR
FROM DATE HEREON.

David F. Abell

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

February 4, 2002 Revised - 3/27/02

DATE JOB NUMBER - 99159A
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.



FR0-41
FR0-38
FR0-39
FR0-40

216-3170