

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
- () -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.

REVISED DATE: OCTOBER 20, 2003
REVISED TO SHOW NEW LOCATION OF
PROPOSED GARAGE/APARTMENT.
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
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

OCT 11 2004

FSHJ 0004 + FI 0001

216-3851