

ABELL
SURVEYING & MAPPING

1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
414-728-6737

PARK

DRIVE

N



SCALE 1"=30'

LEGEND

- -IRON PIPE FOUND
- -IRON ROD FOUND
- -IRON ROD SET
- ⊗ -60d SPIKE FOUND
- CS -CONCRETE STOOP
- △ -UTILITY POLE
- () -RECORDED AS

PLAT OF SURVEY OF

A PROPOSED LOT LINE ADJUSTMENT BETWEEN LOTS 1973-1978 AND LOTS 1949-1954, BLOCK 32 OF LAKE COMO BEACH SUBDIVISION, LOCATED IN SECTION 22, T2N, R17E, WALWORTH COUNTY, WISCONSIN, EXCEPT THE NORTH 5.00 FEET OF LOTS 1949 AND 1973, BLOCK 32 AND DESCRIBED AS FOLLOWS:

PARCEL 1 - LOTS 1973-1978, BLOCK 32 OF LAKE COMO BEACH SUBDIVISION, LOCATED IN T2N, R17E, WALWORTH COUNTY, WISCONSIN, EXCEPT THE NORTH 5.00 FEET OF LOT 1973, BLOCK 32, AND THE WEST 12.00 FEET OF LOTS 1949-1954, BLOCK 32, EXCEPT THE NORTH 5.00 FEET OF LOT 1949, BLOCK 32. CONTAINING 0.296 ACRES OR 12880 SQUARE FEET OF LAND MORE OR LESS.

PARCEL 2 - LOTS 1949-1954, BLOCK 32 OF LAKE COMO BEACH SUBDIVISION, LOCATED IN T2N, R17E, WALWORTH COUNTY, WISCONSIN, EXCEPT THE WEST 12.00 FEET OF LOTS 1949-1954, BLOCK 32, AND FURTHER EXCEPTING THE NORTH 5.00 FEET OF LOT 1949, BLOCK 32. CONTAINING 0.232 ACRES OR 10119 SQUARE FEET OF LAND MORE OR LESS.

TOGETHER WITH A 5 FOOT WIDE EASEMENT FOR WELL ACCESS AND MAINTENANCE THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1978, BLOCK 32 OF LAKE COMO BEACH SUBDIVISION, LOCATED IN SECTION 22, T2N, R17E, WALWORTH COUNTY, WISCONSIN; THENCE S 89°38'57" E ALONG THE SOUTH LINE OF LOTS 1978 AND 1954 OF SAID BLOCK 32, 112.00 FEET; THENCE N 0°20'02" E 35.00 FEET TO THE PLACE OF BEGINNING; THENCE S 68°15'49" E 4.93 FEET TO THE PLACE OF TERMINATION.

"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."

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

REVISED DATE: FEBRUARY 11, 2000
REVISED TO SHOW CHANGES TO WOOD DECK

ORDERED BY: ARDELL F. ROBERS
N3355 PINE ROAD
LAKE GENEVA, WI 53147

October 20, 1998

DATE: JOB NUMBER - 95093C
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

ROAD

QUEEN

ROAD

PINE

BLOCK

NOTE: BEARINGS ARE REFERENCED TO THE
RECORDED SUBDIVISION PLAT.

217-1894

JLCB-329
JLCB-321