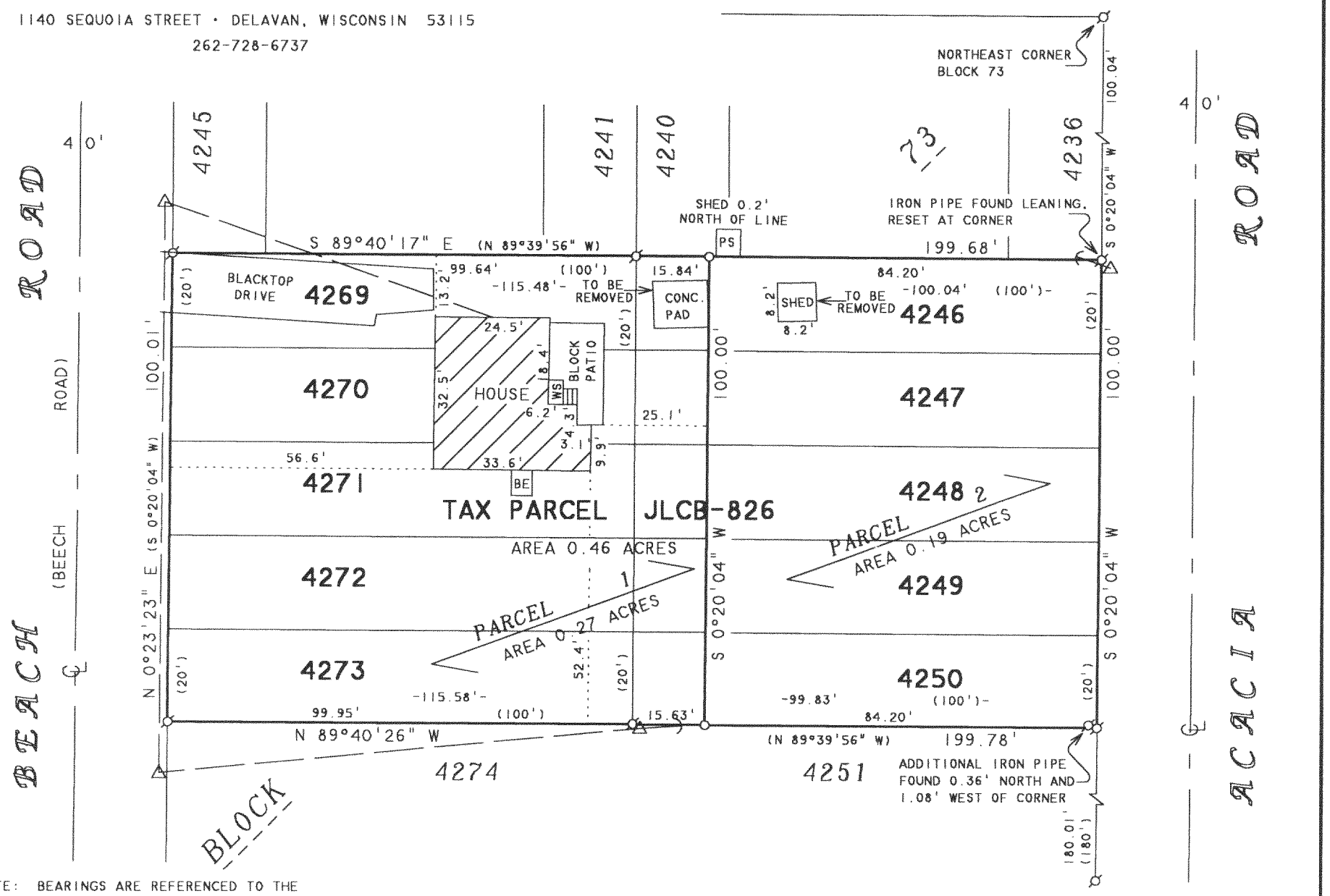
ABELL
SURVEYING & MAPPING

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



NOTE: BEARINGS ARE REFERENCED TO THE RECORDED SUBDIVISION PLAT.

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

PLAT OF SURVEY OF

PARCELS OF LAND LOCATED IN BLOCK 73 OF LAKE COMO BEACH SUBDIVISION, LOCATED IN T2N, R17E, WALWORTH COUNTY, WISCONSIN.

PARCEL 1

A PARCEL OF LAND LOCATED IN BLOCK 73, LAKE COME BEACH SUBDIVISION, T2N, R17E, WALWORTH COUNTY, WISCONSIN AND BEING LOTS 4269-4273 AND PART OF LOTS 4246-4250 AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 73; THENCE S 0°20'04" W ALONG THE EAST LINE OF SAID BLOCK AND THE WEST LINE OF ACACIA ROAD, 100.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 4246; THENCE N 89°40'17" W ALONG THE NORTH LINE OF SAID LOT, 84.20 FEET TO THE PLACE OF BEGINNING; THENCE S 0°20'04" W 100.00 FEET TO THE SOUTH LINE OF SAID LOT 4250; THENCE N 89°40'26" W ALONG THE SOUTH LINE OF SAID LOT 4250 AND THE SOUTH LINE OF SAID LOT 4273, 115.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4273 AND THE EAST LINE OF BEACH ROAD; THENCE N 0°23'23" E ALONG SAID EAST LINE, 100.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 4269; THENCE S 89°40'17" E ALONG THE NORTH LINE OF SAID LOT 4269 AND THE NORTH LINE OF SAID LOT 4246, 115.48 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.27 ACRES OF LAND MORE OR LESS.

RECEIVED
AUG 26 2002

PARCEL 2

A PARCEL OF LAND LOCATED IN BLOCK 73, LAKE COME BEACH SUBDIVISION, T2N, R17E, WALWORTH COUNTY, WISCONSIN AND BEING PART OF LOTS 4246-4250 AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 73; THENCE S 0°20'04" W ALONG THE EAST LINE OF SAID BLOCK AND THE WEST LINE OF ACACIA ROAD, 100.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 4246 AND THE PLACE OF BEGINNING; THENCE CONTINUE S 0°20'04" W ALONG SAID WEST LINE, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4250; THENCE N 89°40'26" W ALONG THE SOUTH LINE OF SAID LOT, 84.20 FEET; THENCE N 0°20'04" E 100.00 FEET TO THE NORTH LINE OF SAID LOT 4246; THENCE S 89°40'17" E ALONG SAID NORTH LINE, 84.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 4246, THE WEST LINE OF SAID ACACIA ROAD AND THE PLACE OF BEGINNING, CONTAINING 0.19 ACRES OF LAND MORE OR LESS.

THIS IS A PARCEL SPLIT OF TAX PARCEL JLCB-826.

N

SCALE 1"=30'

LEGEND

- Ø -IRON PIPE FOUND
- O -1" DIA. IRON PIPE SET
- BE -BASEMENT ENTRY
- WS -WOOD STOOP
- PS -PLASTIC SHED
- △ -UTILITY POLE
- ——— ——— -OVERHEAD UTILITY LINES
- ——→ -GUY WIRE
- ( )-RECORDED AS

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

June 28, 2002

DATE JOB NUMBER - 02091

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

JLCB 826

217-2367