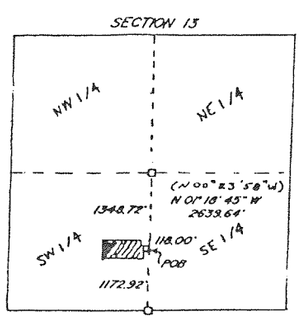
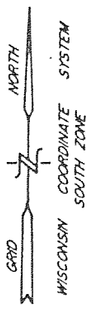
CHESTNUT RIDGE SUBDIVISION

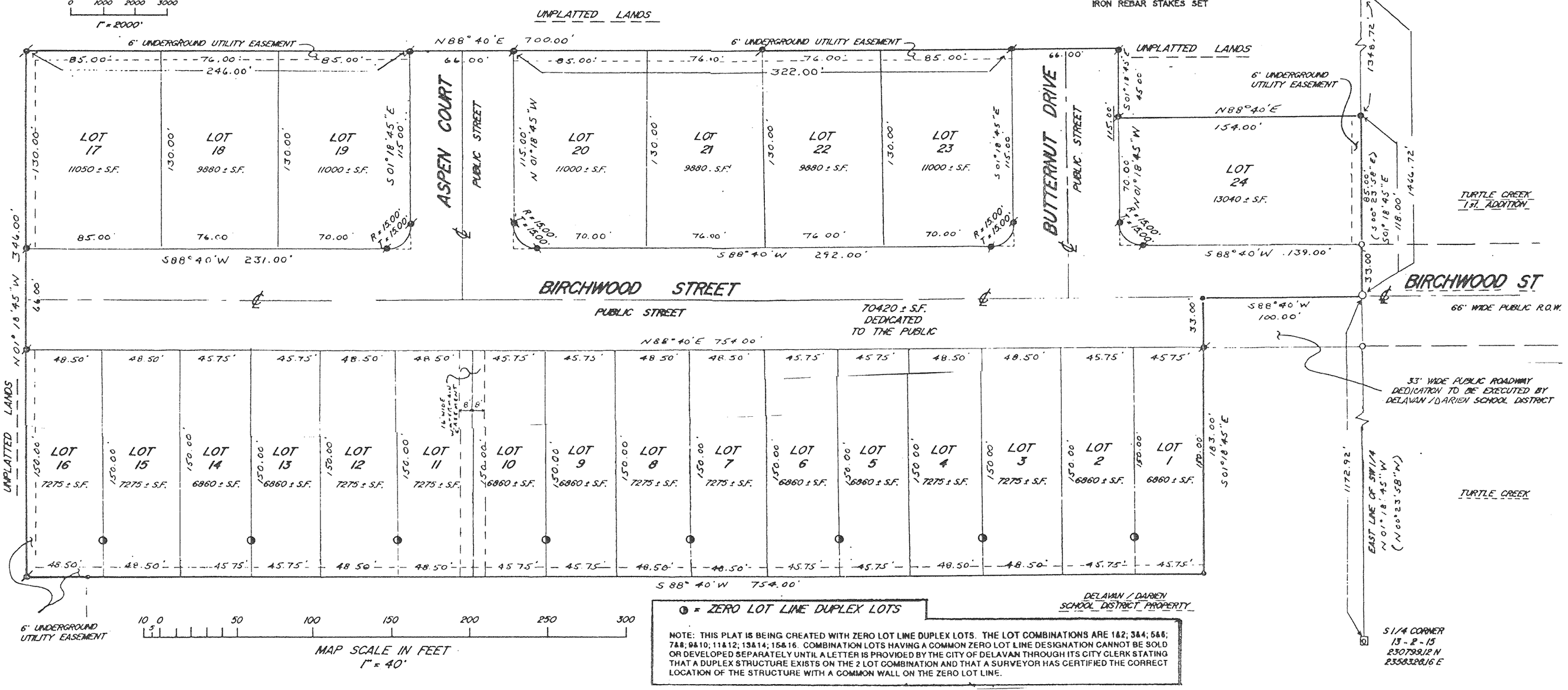
LOCATED IN PART OF THE
SE 1/4 OF THE SW 1/4 AND PART
OF THE NE 1/4 OF THE SW 1/4 OF
SEC. 13, T. 2 N., R. 15 E.,
CITY OF DELAVAN, WALWORTH CO., WI.





LEGEND

- ○ IRON PIPE STAKE FOUND – 1" O.D.
- ● IRON REBAR STAKE FOUND – 3/4" O.D.
- ⌀ SOLID ROUND IRON BAR STAKE SET
  1 – 5/16" x 30" x 4.60 lbs. PER LIN. FT.
- ▯ CONCRETE COUNTY MONUMENT FOUND
- ⊘ SEWER MANHOLE
- ALL OTHER LOT CORNERS IN THIS SUBDIVISION ARE 3/4" x 24" x 1.5 lbs. PER LIN. FT. IRON REBAR STAKES SET



● = ZERO LOT LINE DUPLEX LOTS

NOTE: THIS PLAT IS BEING CREATED WITH ZERO LOT LINE DUPLEX LOTS. THE LOT COMBINATIONS ARE 1&2; 3&4; 5&6; 7&8; 9&10; 11&12; 13&14; 15&16. COMBINATION LOTS HAVING A COMMON ZERO LOT LINE DESIGNATION CANNOT BE SOLD OR DEVELOPED SEPARATELY UNTIL A LETTER IS PROVIDED BY THE CITY OF DELAVAN THROUGH ITS CITY CLERK STATING THAT A DUPLEX STRUCTURE EXISTS ON THE 2 LOT COMBINATION AND THAT A SURVEYOR HAS CERTIFIED THE CORRECT LOCATION OF THE STRUCTURE WITH A COMMON WALL ON THE ZERO LOT LINE.

REVISED THIS 3RD DAY OF MARCH, 1992
REVISED THIS 6TH DAY OF APRIL, 1992

SURVEYORS CERTIFICATE:

I, Peter S. Gordon, Registered Land Surveyor, do hereby certify that at the direction of William Lenz, owner, I have surveyed, divided, and mapped Chestnut Ridge Subdivision, located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 2 North, Range 15 East, City of Delavan, Walworth County, Wisconsin, more particularly described as follows:

Commencing at a concrete monument found marking the South 1/4 corner of said Section 13; thence North 01deg 18min 45sec West 1172.92 feet along the East line of said Southwest 1/4 Section to the centerline of Birchwood Street and the point of beginning; thence South 88deg 40min West 100.00 feet; thence South 01deg 18min 45sec East 183.00 feet; thence South 88deg 40min West 754.00 feet, thence North 01deg 18min 45sec West 346.00 feet; thence North 88deg 40min East 700 feet; thence South 01deg 18min 45sec East, 45.00 feet; thence North 88deg 40min East 154.00 feet to the East line of said Southwest 1/4; thence South 01deg 18min 45sec East 118.00 feet along said East line to the point of beginning. Containing 6.20 Acres of land more or less.

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