

LOT LINE ADJUSTMENT PLAT

LEGAL DESCRIPTION: TAX PARCEL XP 00132D
AFTER LOT LINE ADJUSTMENT

Parcel 1: All that part of Lots 19 and 20 of Passage Aram and Downie's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows: Beginning at the Southeast corner of said Lot 20 and thence running Northweste... (text continues)

EXCEPTING THEREFROM: A parcel of land located in Lot 19, Block 8 of Passage, Aram and Downie's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Easterly most corner of said Lot 19; thence Southwesterly along the Southerly line of said Lot 19, 7.96 feet to the place of beginning; thence Northweste... (text continues)

ALSO EXCEPTING THEREFROM: A triangular shaped parcel of land located in Lot 20 in Block 8 of Passage, Aram and Downie's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Southeast corner of Lot 21 of said Block 8; thence Southwesterly along the Southeasterly line of said Block 8, 40.00 feet to the parcel beginning; thence Northweste... (text continues)

Parcel 2: A parcel of land located in Block 19, Block 8, of Passage, Aram and Downie's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Beginning at the most Northerly corner of said Lot 19; thence Southwesterly along the Northerly side of Lot 19, 20.00 feet; thence Southeasterly parallel to the Westerly line of said Lot 19, 22.20 feet; thence Northerly 30.50 feet to the place of beginning.

ALSO INCLUDING: A parcel of land located in Lots 18 & 19 of Block 8, of Passage, Aram and Downie's Addition to the City of Delavan described as follows: Commencing at the Southeast corner of said Lot 19, thence Southwesterly along the Southerly line of said Lot 19 30 feet to an iron pipe; thence Northweste... (text continues)

LEGAL DESCRIPTION TAX PARCEL XP 00132B
AFTER LOT LINE ADJUSTMENT

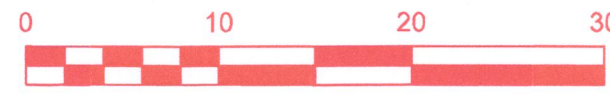
PARCEL A: Lot 18, except the Southwesterly 10 feet, and Lot 17, except the East 10 feet, Block 8, Passage, Aram & Downie Addition. Also East 10 feet Lot 17, and West 20 feet Lot 18, Block 8, Passage, Aram & Downie Addition. Also Lot 18, Block 8, except West 20 feet and that part Lot 19, described as beginning 6.41 feet Southwest of Southeast corner Lot 19, thence Northweste... (text continues)

EXCEPTING THEREFROM: A parcel of land located in Lots 18 & 19 of Block 8, of Passage, Aram and Downie's Addition to the City of Delavan described as follows: Commencing at the Southeast corner of said Lot 19, thence Southwesterly along the Southerly line of said Lot 19 30 feet to an iron pipe; thence Northweste... (text continues)

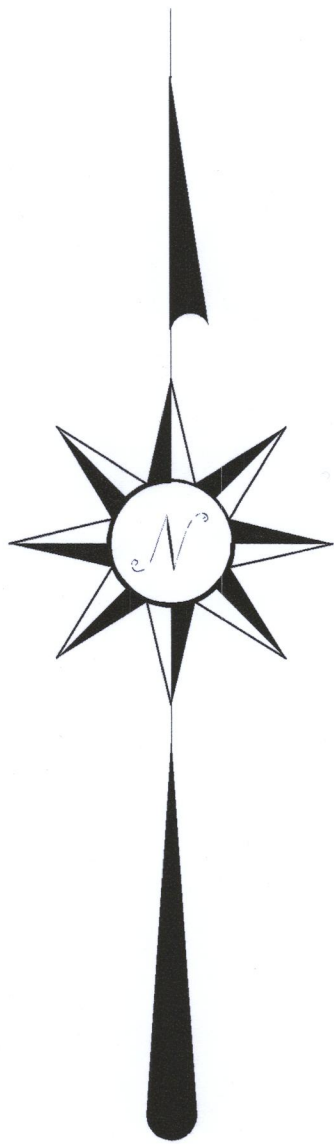
NOTE: THIS LOT LINE ADJUSTMENT BETWEEN ADJOINING LAND OWNERS DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY ZONING ORDINANCES.

OWNERS
TAX KEY ID # 00132D
HERNANDEZ PROPERTIES LLC
212 S 7TH
DELAVAN, WI 53115

TAX KEY ID # 00132B
SEW CLEAN LLC
N6705 BOWERS RD
ELKHORN, WI 53121



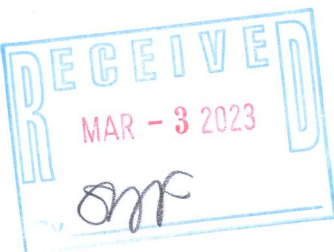
Bearings referenced to the East line of the Southeast 1/4 of Section 18-2-16, recorded as N 01°11'06" W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27)



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THIS DATE HEREOF.

DATED THIS 8TH DAY OF DECEMBER 2022



LAKELAND SURVEYORS LLC
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DELAVAN, WI 53115
262-475-9567
lakelandsurveyors@outlook.com

Steven L. Schmidt
STEVEN L. SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

- (xxx) = RECORDED AS
- = FOUND IRON PIPE
- = SET IRON PIPE 1" X 24"
- = FOUND IRON BAR

SCALE 1" = 20'
JOB NO. 2022-053

XP-132D XP-132B

002-9756