

ABELL
SURVEYING & MAPPING
DELAVAN, WISCONSIN 53115
414-728-6737

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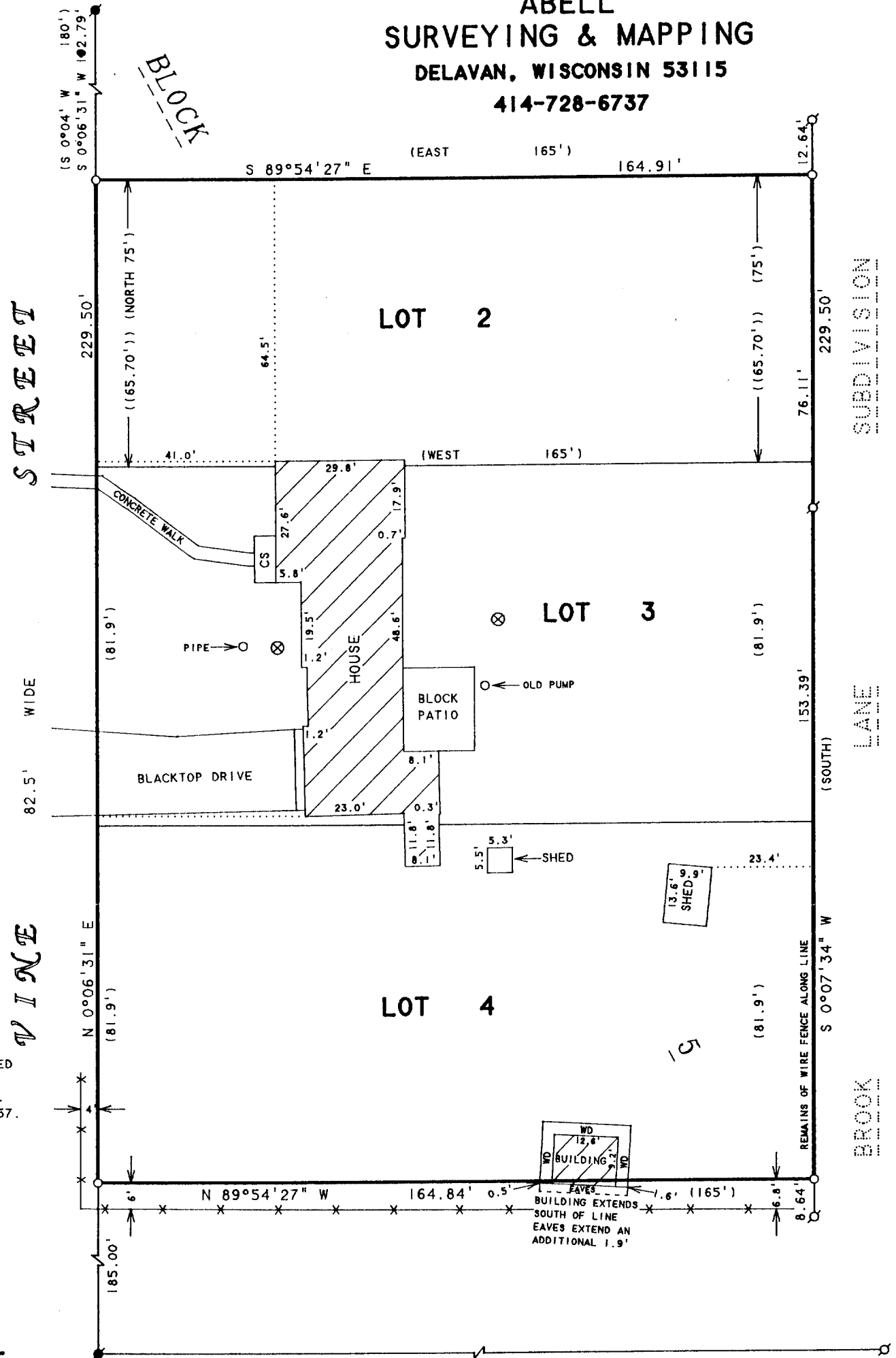
SCALE 1"=30'

LEGEND

- -IRON PIPE FOUND
- -CONCRETE MONUMENT FOUND
- -IRON ROD SET
- WD -WOOD DECK
- CS -CONCRETE STOOP
- ⊗ -MANHOLE COVER
- × -WIRE FENCE
- () -RECORDED AS
- (()) -DEGEN RE-SURVEY

NOTE: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.

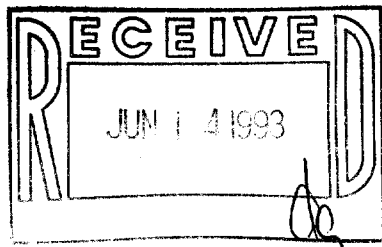
NOTE: THE NORTH LINE OF LOT 2, BLOCK 5,
OF F.K. PHOENIX WEST ADDITION TO
THE CITY OF DELAVAN WAS ESTABLISHED
BY REFERENCE TO THE RE-SURVEY OF
THE CITY OF DELAVAN BY JOHN DEGEN,
CITY ENGINEER, REVISED JANUARY 1957.



PLAT OF SURVEY OF

LOTS 3, 4, AND A PORTION OF LOT 2, BLOCK
5 OF F.K. PHOENIX WEST ADDITION TO THE
CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

WASHINGTON STREET



ORDERED BY: PROFESSIONAL REALTY
706 E. GENEVA ST.
DELAVAN, WI. 53115

XPFR-24A
XPFR-25

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

May 4, 1993

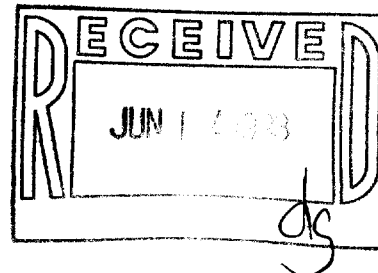
DATE JOB NUMBER - 93055
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

042-1234

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Lots 3 and 4 in Block 5 of F.K. Phoenix West Addition to the Village (now City) of Delavan, Walworth County, Wisconsin, and that portion of Lot 2 in Block 5 of said subdivision described as follows: Beginning at a concrete monument located at the NW corner of Lot 1, Block 5, F.K. Phoenix West Addition, City of Delavan, Walworth County, run thence S. 0° 4' W. along the East line of Vine Street 180 feet to a concrete monument, which is the place of beginning; thence East 165 feet to a point, thence South 75 feet more or less to the North line of Lot 3, Block 5, F.K. Phoenix West Addition; thence West 165 feet to the Easterly line of Vine Street; thence North 75 feet more or less to the place of beginning.

Tax Key Nos. XPFR 00025 XPFR 00024A



David F. Abell

DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

May 4, 1993

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