

ABELL  
SURVEYING & MAPPING

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

**LEGEND**

⊙ - IRON PIPE FOUND  
⊙ - PK NAIL SET  
MH ⊙ - MANHOLE COVER  
⊙ - STORM DRAIN  
CS ⊙ - CONCRETE STOOP  
WP ⊙ - WOOD PORCH  
SS ⊙ - SANITARY SEWER  
STM ⊙ - STORM SEWER  
( ) - RECORDED AS

SCALE 1" = 40'

ORDERED BY: DAVE LEITZKE  
407 N. 7th STREET  
DELAVAN, WI 53115

**PLAT OF SURVEY OF**

A parcel of land located in the NW 1/4 of Section 17, T 2 N, R 16 E, City of Delavan, described as follows, to-wit: Commencing at the NW corner of Lot 3 of Katie A. Lathrop's Second Addition to the City of Delavan; thence N. 0°-06' W. along the east line of North Seventh Street 33.00 feet to the point of intersection of said east line with the centerline of now vacated Oak Street and the place of beginning; thence east along the centerline of said vacated Oak Street 307.90 feet; thence N. 0°-50' E. along the northerly extension of the east line of Katie A. Lathrop's Second Addition 266.04 feet to the southerly line of the St. Andrews Cemetery; thence S. 79°-27' W. along said southerly line of the cemetery 317.51 feet to the east line of North Seventh Street; thence S. 0°-06' E. along said East line 207.93 feet to the place of beginning; subject to an easement for right of way to be used by others over an existing drive leading from North Seventh Street to Lots 1 and 2 of Katie A. Lathrop's Second Addition.

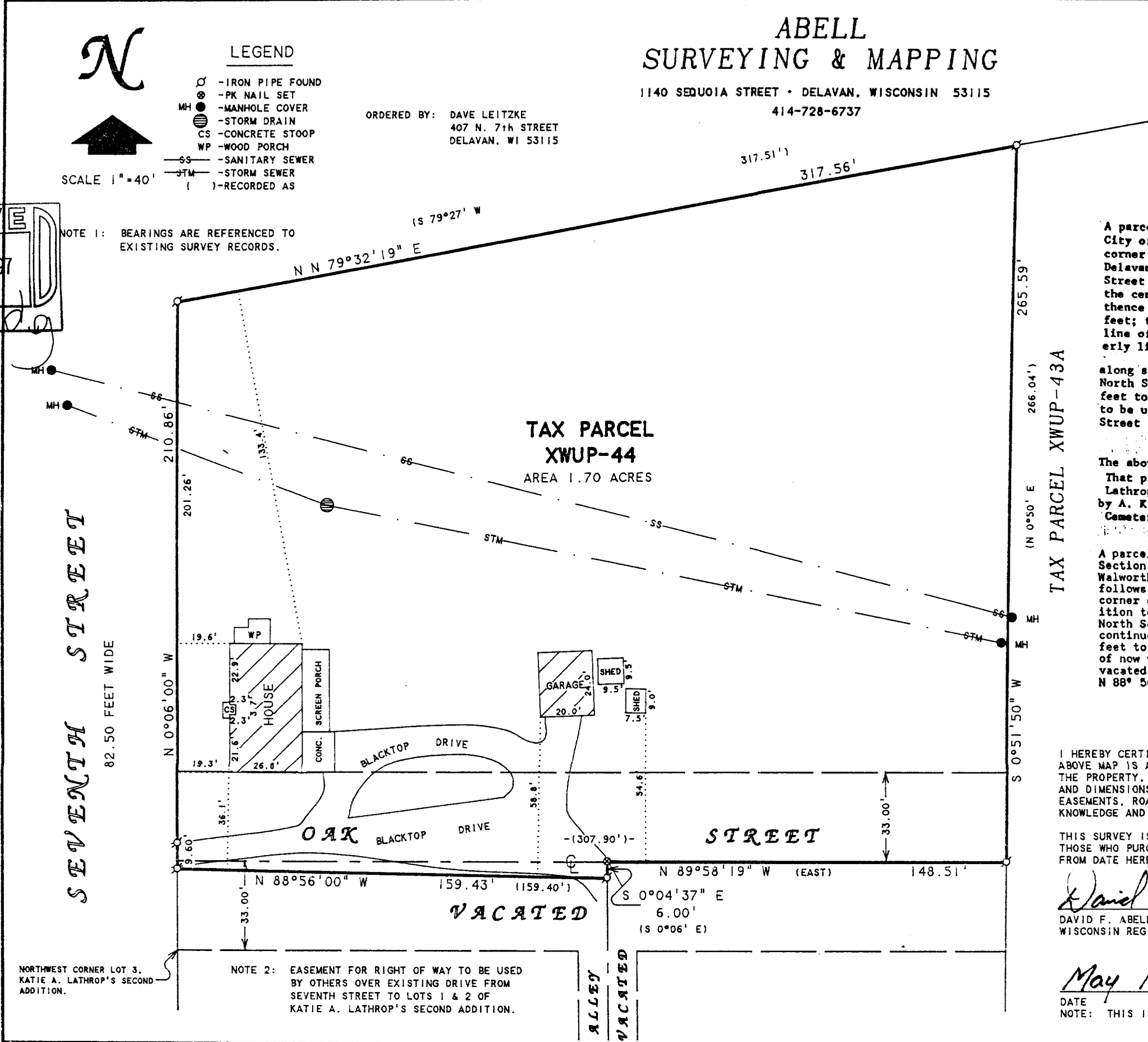
The above premises were formerly described as follows:  
That piece or parcel of land lying North of Lots 1, 2 and 3 of Katie A. Lathrop's Second Addition to Delavan, bounded on the East by land owned by A. K. Spooner, on the North by the road leading to the Catholic Cemetery, and on the West by Seventh Street.

A parcel of land located in the northwest 1/4 of Section 17, T 2 N, R 16 E, City of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the northwest corner of Lot 3 of Katie A. Lathrop's Second Addition to the City of Delavan; thence N 0° 06' W along the east line of North Seventh Street, 30.00 feet to the place of beginning; thence continue N 0° 06' W along the east line of North Seventh Street, 3.00 feet to the point of intersection of said east line with the centerline of now vacated Oak Street; thence east along the centerline of said vacated Oak Street, 159.40 feet; thence S 0° 06' E 6.00 feet; thence N 88° 56' W, 159.40 feet to the place of beginning.

TAX PARCEL XWUP-43A

TAX PARCEL  
XWUP-44  
AREA 1.70 ACRES

SEVENTH STREET  
82.50 FEET WIDE



NOTE 1: BEARINGS ARE REFERENCED TO EXISTING SURVEY RECORDS.

NOTE 2: EASEMENT FOR RIGHT OF WAY TO BE USED BY OTHERS OVER EXISTING DRIVE FROM SEVENTH STREET TO LOTS 1 & 2 OF KATIE A. LATHROP'S SECOND ADDITION.

NORTHWEST CORNER LOT 3, KATIE A. LATHROP'S SECOND ADDITION.

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 16, 1997

DATE: May 16, 1997 JOB NUMBER - 97057  
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

XWUP-44  
002-1626