

ABELL  
SURVEYING & MAPPING  
1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115  
414-728-6737

LOT 23

A



SCALE 1"=20'

LEGEND

- -IRON PIPE FOUND
- -CONCRETE MONUMENT FOUND
- XX -CHAINLINK FENCE
- ( ) -RECORDED AS

NOTE: THE BEARING OF THE NORTH LINE  
OF WASHINGTON STREET IS ASSUMED  
EAST-WEST.

FENCE POST IN CONCRETE  
0.40' SOUTH AND 0.94'  
EAST OF CORNER

ALLEY

N 0°12'39" W  
67.89' (67.90')  
FENCE 0.4' TO 0.5' EAST OF LINE

FOUND IRON PIPE 0.09'  
SOUTH AND 0.24' WEST  
OF CORNER

LOT 26

AREA 0.26 ACRES

BLOCK

FENCE 0.3' NORTH OF LINE

WEST

N 89°59'48" E

FENCE 0.2' TO 0.4' SOUTH OF LINE

165.01' (165.00')

S 0°12'14" E  
67.90'

82.50 FEET WIDE

VINE STREET

CONCRETE  
DRIVE

HOUSE

WOOD PORCH

WOOD STEPS EXTEND  
1.4' INTO ROAD R-O-W

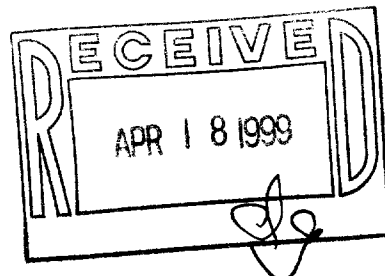
WASHINGTON STREET

82.50 FEET WIDE

ORDERED BY: CLAIR LAW OFFICE  
P.O. BOX 445  
DELAVAN, WI 53115

PLAT OF SURVEY OF

LOT 26, BLOCK 4, F. K. PHOENIX WEST ADDITION  
TO THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.



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

January 11, 1999

DATE JOB NUMBER - 98234  
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

002-1771

XPFR-23