

ABELL SURVEYING & MAPPING

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

(RECORDED AS BEING 66 FEET
SOUTH OF THE NORTH LINE OF
LOT 11, BLOCK 1 OF J.B.
DEVENDORF'S ADDITION)

NOTE 1: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.

ORDERED BY: KEEFE REAL ESTATE
1155 E. GENEVA STREET
DELAVAN, WI 53115

NOTE 2: JOINT DRIVEWAY AGREEMENT
AS RECORDED IN VOL. 214
ON PAGE 926 AS DOC. NO.
35417.

STREET

66 FEET WIDE

EIGHTH

N

SCALE 1"=20'

LEGEND

- - IRON PIPE FOUND
- - CONCRETE MONUMENT FOUND
- △ - UTILITY POLE
- - OVERHEAD UTILITY LINES
- WS - WOOD STOOP
- () - RECORDED AS

SOUTHWEST CORNER
LOT 2, BLOCK 4

LOT 2

TAX PARCEL
XDE-11

AREA 0.39 ACRES

LOT

3

STREET

66 FEET WIDE

RACINE

PLAT OF SURVEY OF

LOT 2 AND PART OF LOTS 1 AND 3, BLOCK 4
OF J. B. DEVENDORF'S 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

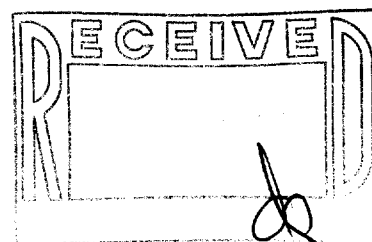
DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

January 21, 1999

DATE JOB NUMBER - 99006
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

002-1831

XDE-11



ABELL
SURVEYING & MAPPING

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414-728-6737

SHEET 2 OF 2 SHEETS

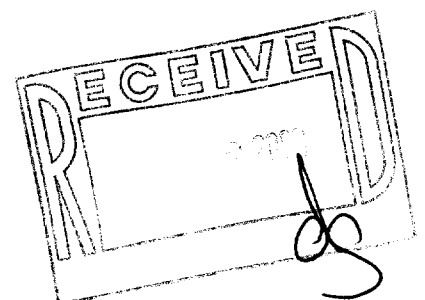
LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN J.B.DEVENDORF'S ADDITION TO THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 4 OF SAID J.B. DEVENDORF'S ADDITION; THENCE NORTH ALONG THE EAST LINE OF 8th STREET 234.73 FEET TO A POINT THAT IS LOCATED 66 FEET SOUTH OF THE NORTH LINE OF LOT 11, BLOCK 1 OF SAID J.B.DEVENDORF'S ADDITION; THENCE EAST 97.5 FEET TO AN IRON PIPE; THENCE SOUTH 45.96 FEET; THENCE SOUTHEASTERLY 106.70 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF RACINE STREET; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF RACINE STREET 168.70 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL; BEGINNING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 4, J.B. DEVENDORF'S ADDITION TO THE CITY OF DELAVAN, AS PLATTED AND RECORDED WITH THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN; RUN THENCE N 0°34' W ALONG THE EAST LINE OF 8th STREET 174.73 FEET TO A POINT, SAID POINT MARKS THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE N 0°34' W ALONG THE EAST LINE OF 8th STREET 60.00 FEET TO A POINT; THENCE N 89°34' E 97.50 FEET TO A POINT; THENCE S 0°17' E 45.96 FEET TO A POINT; THENCE S 25° 13' E 5.00 FEET TO A POINT; THENCE S 84°06' W 99.72 FEET (ALSO RECORDED AS S 81°25' W 98.16 FEET) TO A POINT IN THE EAST LINE OF 8th STREET AND THE PLACE OF BEGINNING. SAID PARCEL OF LAND IS A PART OF LOT 1, BLOCK 4, AND PART OF LOT 11, BLOCK 1, J.B. DEVENDORF'S ADDITION TO THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

Together with a perpetual joint driveway easement for ingress and egress for vehicle and pedestrian travel over and upon the following described parcel: A parcel of land located in Lot 1, Block 4, Devendorf's Addition to the City of Delavan, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Southwest corner of Lot 2, Block 4, of said Devendorf's Addition, thence North 0 degrees 34' West along the East line of 8th Street 174.73 feet to a point, thence North 84 degrees 06' East 15.23 feet to the place of beginning, thence continue North 84 degrees 06' East 72.71 feet, thence North 29 degrees 33' West 16.12 feet, thence South 71 degrees 31' West 67.88 feet to the place of beginning.

Together with the right to a sewer line across and through the parcel of land excepted from the lands described herein as said sewer line existed on April 26, 1948, together with the right to have access to said sewer line at all times reasonably necessary in order to keep said sewer in good working order, all as reserved in Deeds from Harry A. Olsen ex ux recorded April 26, 1948, in Vol. 382 of Deeds, Page 305, Document No. 407138, and recorded Sept. 17, 1956, in Vol. 501 of Deeds at Page 597, Document No. 484072. (Tax Key No. XDE 00011).



David F. Abell

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