

ABELL
SURVEYING & MAPPING

1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
262-728-6737

PLAT OF SURVEY OF

LOTS 1-11, BLOCK 14 AND LOTS 1-11, BLOCK 19 OF PASSAGE, ARAM & DOWNIE
ADDITION AND LOTS 66-74, TYRRELL SUBDIVISION AND THAT PORTION OF THE
VACATED EIGHTH STREET LYING BETWEEN ANN STREET AND THE SOUTHEASTERLY
LINE OF THE RAILROAD RIGHT-OF-WAY, ALL IN THE CITY OF DELAVAN, WALWORTH
COUNTY, WISCONSIN.

TOGETHER WITH

All that part of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company
Depot Grounds located in the Southwest Quarter of Section 17, Township 2 North,
Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows:

Beginning at the Northwest corner of Lot 15 in Block 14 of Passage Aram and Downie
Addition; thence northeasterly along the Northwestern line of Block 14 and 19 in said
addition and along the Southeastery line of said depot grounds a distance of 870
feet, more or less, to a corner in said depot grounds; thence Northeasterly along the
Northwestern line of Lots 69 through 74 inclusive in Tyrrell Subdivision and along
the Southeastery line of said depot grounds a distance of 315 feet, more or less, to
a point on the Southeastery line of a 66 foot wide strip of land conveyed by CMC
Real Estate Corporation to State of Wisconsin, Department of Transportation, by deed
dated September 16, 1986, recorded in Volume 383, Page 640; thence Southwesterly
along the Southeastery line of said 66 foot wide strip of land a distance of 1,200 feet,
more or less, to a point on the centerline of Seventh Street; thence southeasterly
along the centerline of Seventh Street a distance of 97 feet, more or less, to a point
on the Southeastery line of said Depot Grounds; thence Northeasterly along the
Southeastery line of said Depot Grounds a distance of 41.25 feet, more or less, to
a point of beginning. Excepting therefrom, that part lying southeasterly of said 66
foot wide strip of land and easterly of 7th Street, underlying and 10 feet distant
easterly of, southerly of and westerly of the outside walls of the depot building and
the maintenance building.

Excepting therefrom lands described in Volume 625 of
Records page 511 as Document No. 264605 and in Volume
644 of Records page 7162 as Document No. 344835.

NOTE 3: IRON PIPE FOUND S 33°14'57" W
0.33' FROM CORNER.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°10'59" W	8.00'
L2	S 28°10'59" E	8.00'

RIGHT-OF-WAY

RAILROAD

AREA 4.49 ACRES

STREET

BRADLEY
AVENUE

N

SCALE 1"=60'

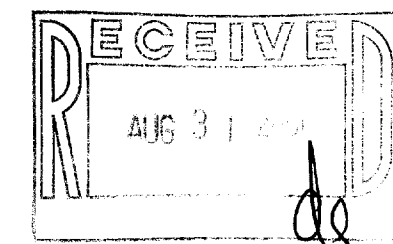
LEGEND

- - IRON PIPE FOUND
- - CONCRETE MONUMENT FOUND
- ✕ - CUT CROSS IN SIDEWALK FOUND
- ⊗ - SPIKE FOUND
- - 1" DIA. IRON PIPE SET
- - CHAINLINK FENCE
- △ - UTILITY POLE
- - OVERHEAD UTILITY LINES
- - GUY WIRE
- - STORM DRAIN
- - BUILDING
- ▲ - MONITOR WELL
- () - RECORDED AS

NOTE 2: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.

ORDERED BY: CITY OF DELAVAN
123 S. 2nd STREET
P.O. BOX 465
DELAVAN, WI 53115

NOTE 1: DIMENSIONS USED FOR BLOCKS 14, AND
19 OF PASSAGE, ARAM & DOWNIE ADDITION
AND TYRRELL'S SUBDIVISION WERE TAKEN
FROM CITY ENGINEERS RECORDS ON FILE
AT CITY HALL (DELAVAN, WI.)



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

June 27, 2001

DATE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED. JOB NUMBER - 01059

XTY-58
XTY-59
XTY-61
XTY-62

XP-183
XP-207
XP-210

2-1919