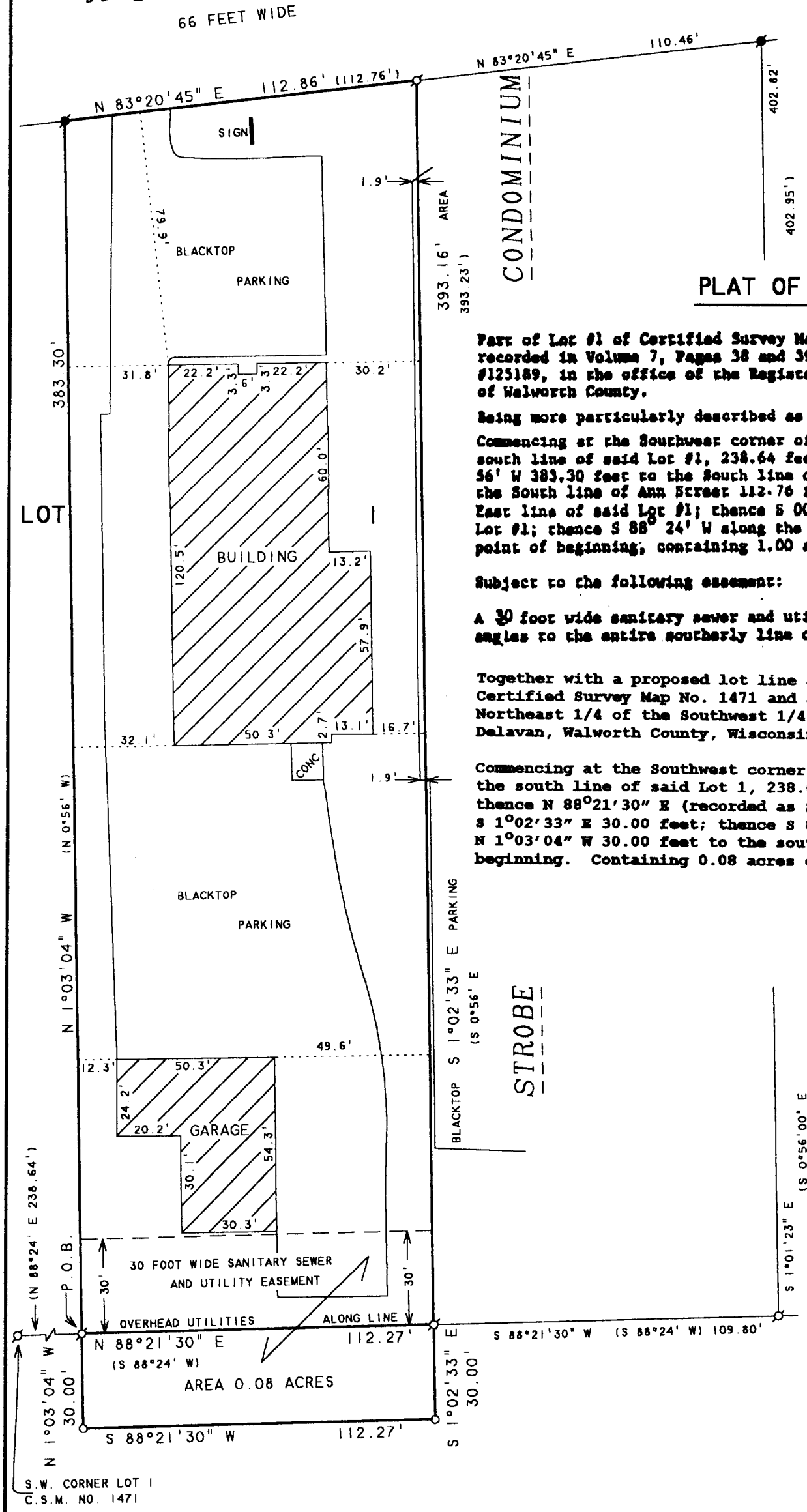
ABELL
SURVEYING & MAPPING
1140 SEQUOIA STREET · DELAVAN, WISCONSIN 53115
262-728-6737

RECEIVED
AUG 7 2001



PLAT OF SURVEY OF

Part of Lot #1 of Certified Survey Map 1471 as recorded in Volume 7, Pages 38 and 39, Document #125189, in the office of the Register of Deeds of Walworth County.

Being more particularly described as follows:

Commencing at the Southwest corner of said Lot #1; thence N 88° 24' E along the south line of said Lot #1, 238.64 feet to the point of beginning; thence N 00° 56' W 383.30 feet to the South line of Ann Street; thence N 83° 20' 45"E along the South line of Ann Street 112.76 feet to a point located 110.46 feet from the East line of said Lot #1; thence S 00° 56' E 393.23 feet to the South line of said Lot #1; thence S 88° 24' W along the South line of said Lot #1, 112.27 feet to the point of beginning, containing 1.00 acres of land more or less.

Subject to the following easement:

A 30 foot wide sanitary sewer and utility easement along and measured at right angles to the entire southerly line of the described parcel.

Together with a proposed lot line adjustment between Part of Lot 1 of said Certified Survey Map No. 1471 and a parcel of land located in the Northeast 1/4 of the Southwest 1/4 of section 17, T2N, R16E, City of Delavan, Walworth County, Wisconsin, and is described as follows:

Commencing at the Southwest corner of said Lot 1; thence N 88°24' E along the south line of said Lot 1, 238.64 feet to the place of beginning; thence N 88°21'30" E (recorded as S 88°24' W), 112.27 feet; thence S 1°02'33" E 30.00 feet; thence S 88°21'30" W 112.27 feet; thence N 1°03'04" W 30.00 feet to the south line of said Lot 1 and the place of beginning. Containing 0.08 acres of land more or less.

N

SCALE 1"=40'

LEGEND

- -IRON PIPE FOUND
- -IRON ROD FOUND
- -1" DIA. IRON PIPE SET
- ( )-RECORDED AS

NOTE: BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP NO. 1471.

ORDERED BY: STEBNITZ BUILDERS
P.O. BOX 526
DELAVAN, WI 53115

I, DAVID F. ABELL, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICAL RECORDS AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY LINES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David F. Abell

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

June 21, 2001

DATE JOB NUMBER - 01015A

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

002-1930
XA-1471-1