

# ABELL SURVEYING & MAPPING

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

LAKE COMUS

## PLAT OF SURVEY OF

PARCEL A:  
LOT 5, BLOCK 3, TOGETHER WITH THE EAST 1/2  
OF VACATED MAIN STREET ADJACENT TO LOT 5,  
ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF  
DELAVAN, WALWORTH COUNTY, WISCONSIN.

PARCEL B:  
PART OF LOT 1, CERTIFIED SURVEY MAP NO. 869,  
RECORDED IN THE OFFICE OF THE REGISTER OF  
DEEDS FOR WALWORTH COUNTY, WISCONSIN ON  
NOVEMBER 15, 1978 IN VOLUME 4 OF CERTIFIED  
SURVEY MAPS ON PAGE 71 AS DOCUMENT NUMBER  
40980, LOCATED IN THE NORTHEAST 1/4 OF  
SECTION 18, T2N.R16E, CITY OF DELAVAN,  
WALWORTH COUNTY, WISCONSIN, DESCRIBED AS  
FOLLOWS: COMMENCING AT THE NORTHEAST CORNER  
OF LOT 5, BLOCK 3, ORIGINAL PLAT OF THE  
VILLAGE (NOW CITY) OF DELAVAN: THENCE  
N 0°17' E 75.43 FEET TO AN IRON PIPE AND THE  
PLACE OF BEGINNING; THENCE S 0°17' W 75.43  
FEET; THENCE N 89°53'48" W 66.56 FEET TO THE  
NORTHWEST CORNER OF SAID LOT 5; THENCE  
N 0°10'12" E 55.31 FEET TO AN IRON PIPE  
LOCATED S 73°16'22" W 69.72 FEET FROM THE  
PLACE OF BEGINNING; THENCE CONTINUE N 0°10'  
12" E 21 FEET MORE OR LESS TO THE SHORE OF  
LAKE COMUS; THENCE NORTHEASTERLY ALONG THE  
SHORE OF LAKE COMUS 70.0 FEET MORE OR LESS  
TO A POINT LOCATED N 0°17' E OF THE PLACE  
OF BEGINNING; THENCE S 0°17' W 21.5 FEET  
MORE OR LESS TO THE PLACE OF BEGINNING.

ORDERED BY: HOMESTEAD LAKES REALTY  
520 BROAD STREET  
LAKE GENEVA, WI 53147

McDOWELL STREET

NOTE: BEARINGS ARE REFERENCED TO  
EXISTING SURVEY RECORDS.

N

SCALE 1"=30'

### LEGEND

- - IRON PIPE FOUND
- - 1" DIA. IRON PIPE SET
- ✕ - CUTCROSS IN CONCRETE SIDEWALK FOUND
- ✕ - CUTCROSS IN CONCRETE SIDEWALK SET
- BE - BASEMENT ENTRY
- ✕ - WOOD RAIL FENCE
- CS - CONCRETE STOOP
- ( ) - RECORDED AS

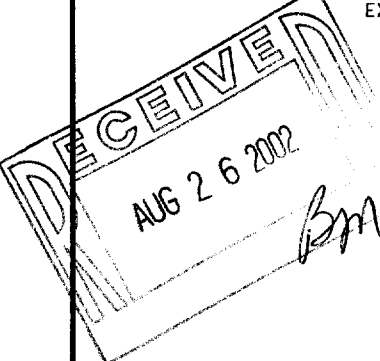
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE  
ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF  
THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES  
AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY 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  
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

May 15, 2002

DATE: May 15, 2002 JOB NUMBER - 02055  
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.



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002-2003