

# PLAT OF SURVEY ZERO LOT LINE DIVISION LOT 7 OF GOLF VIEW ESTATES SUBDIVISION

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 2 NORTH,  
RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN



ZERO LOT LINE DIVISION

WORK ORDERED BY -  
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REVISIONS

PROJECT NO.  
3543.7  
DATE:  
10-19-00  
SHEET NO.  
1 OF 1

## LEGAL DESCRIPTION PARCEL 7-N

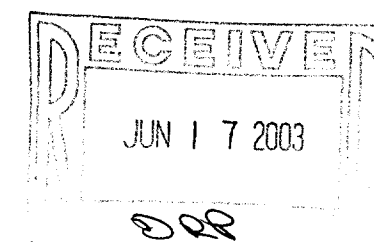
A PARCEL OF LAND BEING PART OF LOT 7 OF GOLF VIEW ESTATES SUBDIVISION LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY MOST CORNER OF SAID LOT 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT 7, S 01DEG 28MIN 12SEC E, 133.31 FEET; THENCE S 84DEG 02MIN 05SEC W, 67.55 FEET THROUGH THE COMMON WALL OF AN EXISTING DUPLEX ON SAID LOT 7; THENCE S 56DEG 10MIN 01SEC W, 56.81 FEET TO THE RIGHT OF WAY LINE OF NICHOLAS DRIVE; THENCE ALONG SAID LOT AND DRIVE, 26.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND A CHORD WHICH BEARS N 39DEG 03MIN 12SEC W, 26.35 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 7; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 7; N 40DEG 06MIN 16SEC E, 198.02 FEET TO THE POINT OF BEGINNING. CONTAINING 9,331 SQUARE FEET OF LAND, MORE OR LESS.

## LEGAL DESCRIPTION PARCEL 7-S

A PARCEL OF LAND BEING PART OF LOT 7 OF GOLF VIEW ESTATES SUBDIVISION LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7, S 83DEG 29MIN 38SEC W, 108.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE RIGHT OF WAY LINE OF NICHOLAS DRIVE; THENCE ALONG SAID LOT AND DRIVE, 26.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND A CHORD WHICH BEARS N 17DEG 21MIN 28SEC W, 26.35 FEET; THENCE N 56DEG 10MIN 01SEC E, 56.81 FEET; THENCE N 84DEG 02MIN 05SEC E, 67.55 FEET THROUGH THE COMMON WALL OF AN EXISTING DUPLEX ON SAID LOT 7 TO THE EASTERLY LINE OF SAID LOT 7; THENCE ALONG SAID EAST LINE, S 01DEG 28MIN 12SEC E, 51.52 FEET TO THE POINT OF BEGINNING. CONTAINING 5,250 SQUARE FEET OF LAND, MORE OR LESS.

## LEGAL DESCRIPTION CROSS ACCESS EASEMENT

AN EASEMENT FOR ACCESS AND EGRESS ACROSS A COMMON DRIVEWAY AS BUILT AND LOCATED WITHIN AN AREA DESCRIBED AS BEING A PART OF LOT 7 OF GOLF VIEW ESTATES SUBDIVISION LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY MOST CORNER OF SAID LOT 7; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 7, N 40DEG 06MIN 16SEC E, 63.62 FEET; THENCE N 84DEG 06MIN 10SEC E, 16.52 FEET TO THE CORNER OF AN EXISTING DUPLEX ON SAID LOT 7; THENCE ALONG SAID DUPLEX, S 05DEG 55MIN 01SEC E, 26.63 FEET; THENCE CONTINUE ALONG SAID DUPLEX, N 83DEG 34MIN 54SEC E, 2.32 FEET; THENCE CONTINUE ALONG SAID DUPLEX, S 05DEG 52MIN 36SEC E, 26.05 FEET; THENCE CONTINUE ALONG SAID DUPLEX, S 82DEG 46MIN 28SEC W, 2.28 FEET; THENCE CONTINUE ALONG SAID DUPLEX, S 05DEG 40MIN 47SEC E, 38.91 FEET TO THE SOUTHERLY LINE OF SAID LOT 7; THENCE ALONG SAID SOUTHERLY LINE, S 83DEG 29MIN 38SEC W, 42.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE RIGHT OF WAY LINE OF NICHOLAS DRIVE; THENCE ALONG SAID LOT AND DRIVE, 53.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND A CHORD WHICH BEARS N 28DEG 12MIN 02SEC W, 51.75 FEET TO THE POINT OF BEGINNING.



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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 YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 29, 2000

REVISOR'S SIGNATURE  
PETER S. GORDON R.L.S. 2101

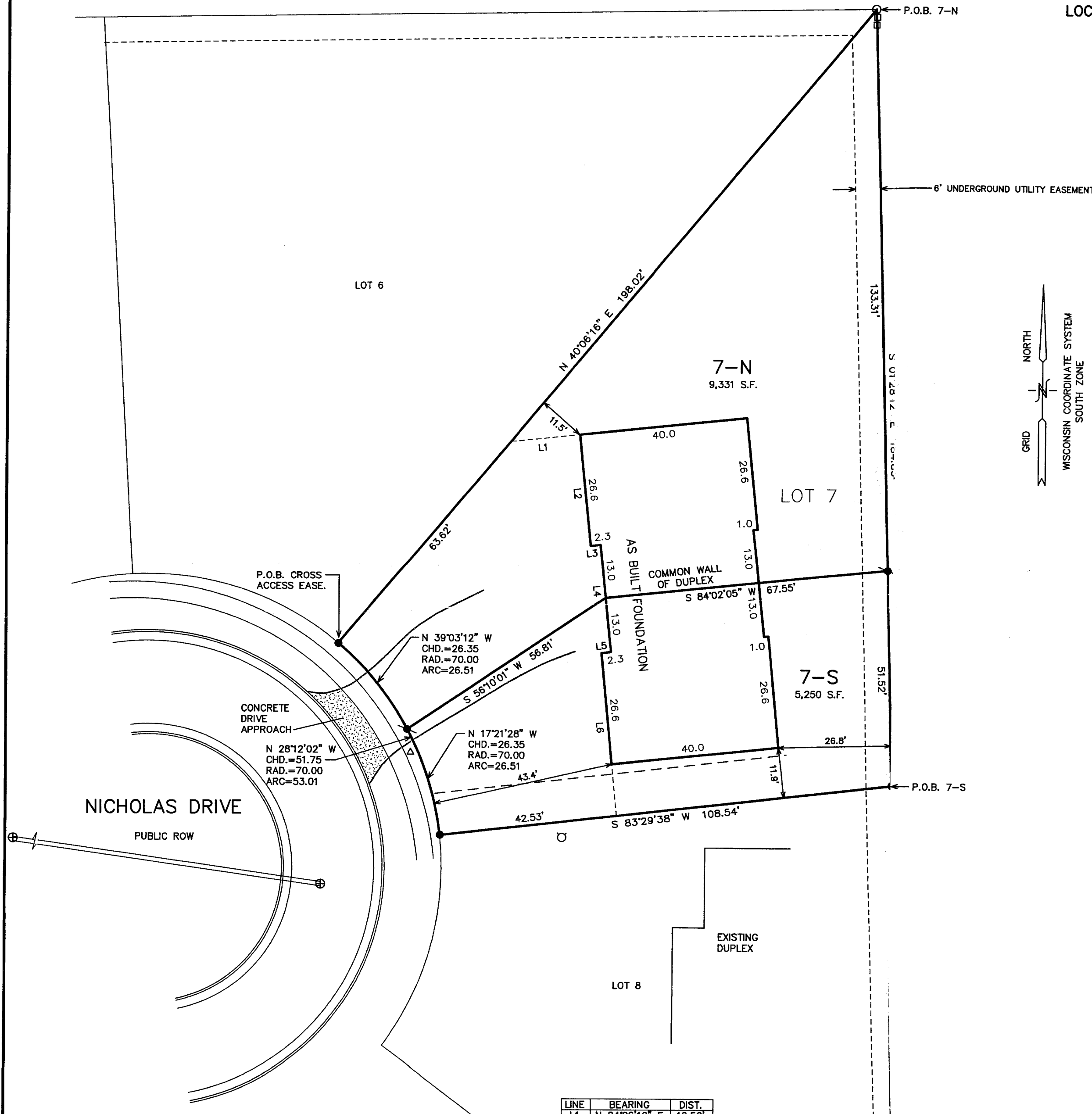
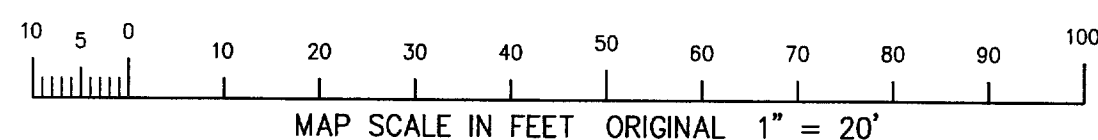
REVISED 08-23-2001  
TO SHOW SIZE & LOCATION OF  
FOUNDATION AS BUILT

REVISED 06-06-2003  
FOR ZERO LOT LINE DIVISION

LEGEND

- = FOUND IRONPIPE STAKE
- = FOUND IRONREBAR STAKE
- = SET IRON REBAR STAKE, 3/4" DIA.,  
X 24" X 1.0 LBS./FT.
- (XXX) = RECORDED

LINE	BEARING	DIST.
L1	N 84°06'10" E	16.52'
L2	S 05°55'01" E	26.63'
L3	N 83°34'54" E	2.32'
L4	S 05°52'30" E	26.05'
L5	S 82°46'26" W	2.28'
L6	S 05°40'47" E	38.91'



XGO-7

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