

ABELL SURVEYING & MAPPING

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

NOTE: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.



SCALE 1"=20'

LEGEND

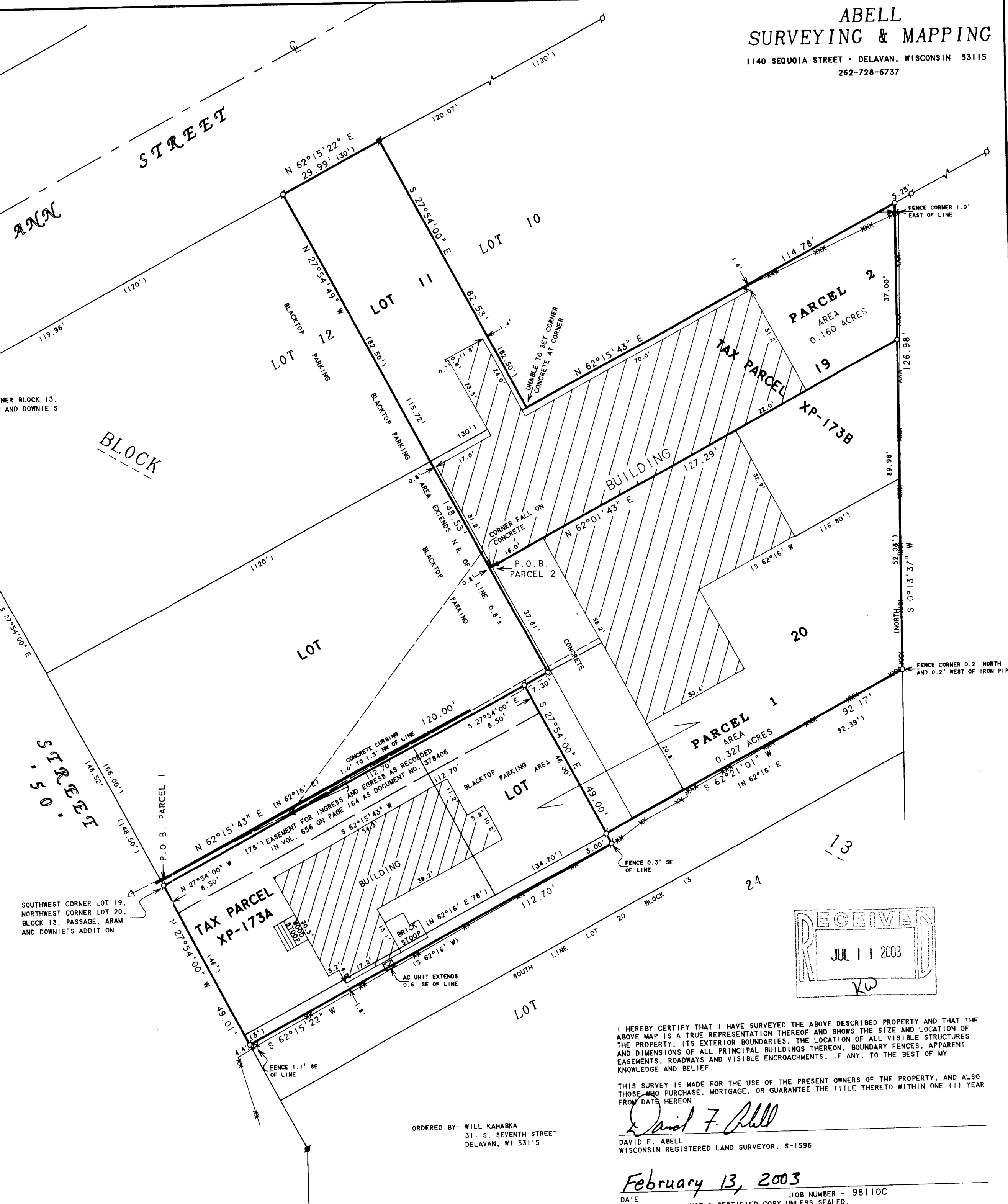
- - IRON PIPE FOUND
- - CONCRETE MONUMENT FOUND
- ✕ - CUT CROSS IN CONCRETE FOUND
- - 1" DIA. IRON PIPE SET
- *** - CORRUGATED METAL FENCE
- xx - CHAINLINK FENCE
- △ - UTILITY POLE
- - GUY WIRE
- - OVERHEAD UTILITY LINES
- () - RECORDED AS

PLAT OF SURVEY OF

A PROPOSED LOT LINE ADJUSTMENT BETWEEN TAX PARCEL XP-173A AND TAX PARCEL XP-173B, AND BEING LOT 11, PART OF LOTS 19 AND 20, BLOCK 13 OF PASSAGE, ARAM AND DOWNIE'S ADDITION TO THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:

PARCEL 1 - A PARCEL OF LAND BEING PART OF LOTS 19 AND 20, BLOCK 13 OF PASSAGE, ARAM AND DOWNIE'S ADDITION TO THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 13, PASSAGE, ARAM AND DOWNIE'S ADDITION TO THE CITY OF DELAVAN; THENCE S 27°54'00" E ALONG THE WEST LINE OF SAID BLOCK 13, 148.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19, 120.00 FEET; THENCE N 27°54'49" W 32.81 FEET; THENCE N 62°01'43" E 127.29 FEET TO THE EAST LINE OF SAID LOT 19; THENCE S 0°13'37" W ALONG THE EAST LINES OF SAID LOTS 19 AND 20, 89.98 FEET; THENCE S 62°21'01" W 92.17 FEET; THENCE S 27°54'00" E 3.00 FEET; THENCE S 62°15'22" W 112.70 FEET TO THE WEST LINE OF SAID BLOCK 13; THENCE N 27°54'00" W ALONG SAID WEST LINE, 49.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19 AND THE PLACE OF BEGINNING, CONTAINING 0.327 ACRES OR 14250 SQUARE FEET OF LAND MORE OR LESS.

PARCEL 2 - A PARCEL OF LAND BEING LOT 11 AND PART OF LOT 19, BLOCK 13 OF PASSAGE, ARAM AND DOWNIE'S ADDITION TO THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 13, PASSAGE, ARAM AND DOWNIE'S ADDITION TO THE CITY OF DELAVAN; THENCE S 27°54'00" E ALONG THE WEST LINE OF SAID BLOCK 13, 148.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N 62°15'43" E ALONG THE SOUTH LINE OF SAID LOT 19, 120.00 FEET; THENCE N 27°54'49" W 32.81 FEET, TO THE PLACE OF BEGINNING; THENCE CONTINUE N 27°54'49" W 115.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 62°15'22" E ALONG THE NORTH LINE OF SAID LOT 11, 29.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE S 27°54'00" E ALONG THE EAST LINE OF SAID LOT 11, 82.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE NORTH LINE OF SAID LOT 19; THENCE N 62°15'43" E ALONG SAID NORTH LINE, 114.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE S 0°13'37" W ALONG THE EAST LINE OF SAID LOT 19, 37.00 FEET; THENCE S 62°01'43" W 127.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.160 ACRES OR 6952 SQUARE FEET OF LAND MORE OR LESS.



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

February 13, 2003

DATE: February 13, 2003
JOB NUMBER - 98110C
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

XP-173A
XP-173B

002-2138