

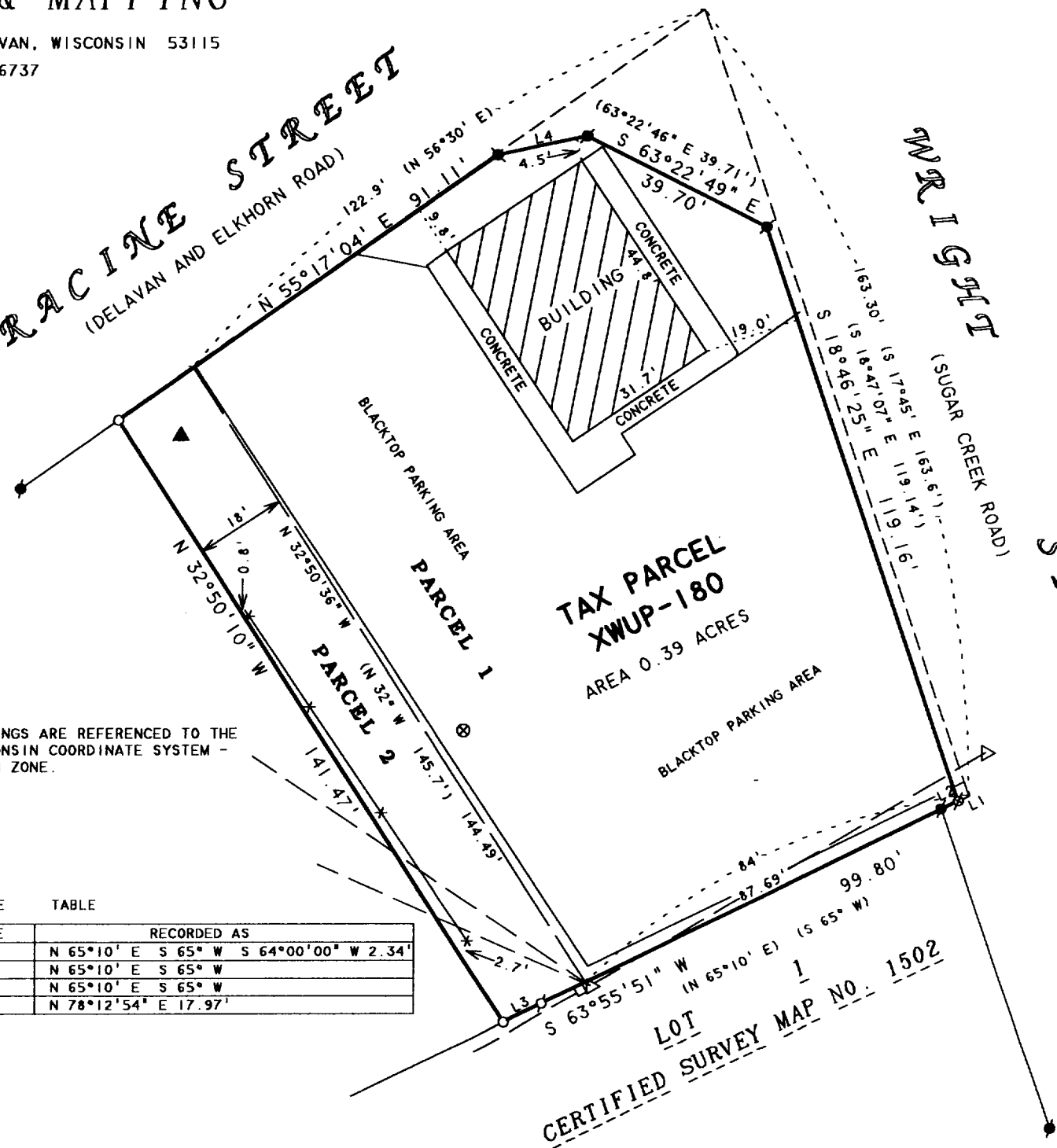
ABELL SURVEYING & MAPPING

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

RACINE STREET
(DELAVAN AND ELKHORN ROAD)

MARIGHT STREET
(SUGAR CREEK ROAD)

STREET



TAX PARCEL
XWUP-180
AREA 0.39 ACRES

NOTE: BEARINGS ARE REFERENCED TO THE
WISCONSIN COORDINATE SYSTEM -
SOUTH ZONE.

LINE TABLE

LINE	BEARING	DISTANCE	RECORDED AS
L1	S 63°55'51" W	2.33'	N 65°10' E S 65° W S 64°00'00" W 2.34'
L2	S 63°55'51" W	3.72'	N 65°10' E S 65° W
L3	S 63°55'51" W	8.39'	N 65°10' E S 65° W
L4	N 78°06'11" E	18.00'	N 78°12'54" E 17.97'

PLAT OF SURVEY OF

N



SCALE 1"=30'

LEGEND

- -IRON PIPE FOUND
- -IRON ROD FOUND
- ⊗ -NAIL IN CONCRETE
- △ -SIDEWALK FOUND
- -1" DIA. IRON PIPE SET
- △ -UTILITY POLE
- -OVERHEAD UTILITY LINES
- -UTILITY PED.
- ▲ -SIGN
- ✕ -WOOD BOARD FENCE
- ⊗ -MONITORING WELL
- () -RECORDED AS

PARCEL 1: A parcel of land being located in the Northeast ¼ of Section 17, Township 2 North, Range 16 East, being in the City of Delavan, Walworth County, Wisconsin, described as follows: Beginning at an iron stake at the intersection of the Southeastery line of the Delavan and Elkhorn Road (known as Racine Street) with the Westerly line of Sugar Creek Road, thence South 17° 45' East being along the line of the said sugar Creek Road 163.6 feet to an iron stake, thence South 65° West 84 feet to an iron stake; thence North 32° West 145.7 feet to an iron stake on the Southeastery line of Racine Street, thence North 56° 30' East being along the line of said street 122.9 feet to the place of beginning.

PARCEL 2: The Easterly 18 feet of the following described parcel which lies adjacent to and abutts Parcel 1: That certain piece or parcel of land lying and being in the Northeast ¼ of Section 17, Township 2 North, Range 16 East, being in the City of Delavan, described as follows, to-wit: Beginning at an iron stake on the Southeastery line of the Delavan and Elkhorn Road (known as Racine Street) South 56° 30' West 122.9 feet of an iron stake at the intersection of the said street line with the Westerly line of the Sugar Creek Road; thence South 32° East 145.7 feet to an iron stake; thence South 65° West 100.3 feet to an iron stake; thence North 24° 15' West 131.3 feet to an iron stake on the Southeastery line of the above mentioned Racine Street; thence North 56° 30' East 78.3 feet to the place of beginning.

EXCEPTING from the 2 above described parcels, the following tract of land in the City of Delavan, Walworth County, Wisconsin, described as a parcel of land in the NW ¼ of the NE ¼ of Section 17, T1N, R16E, said parcel is more particularly described as follows: Commence at a concrete monument at the Southeastery corner of Block 4 of Elmhurst Subdivision; thence S 29° 39' 29" E 66.82 feet to a concrete monument and the point of beginning; thence S 18° 52' 05" E 163.34 feet; thence S 64° 00' 00" W 2.34 feet; thence N 18° 47' 07" W 119.14 feet; thence N 63° 22' 46" W 39.71 feet; thence S 78° 12' 54" W 17.97 feet; thence S 55° 17' 04" W 114.68 feet; thence N 34° 42' 56" W 0.31 feet; thence N 55° 15' 58" E 164.49 feet to the point of beginning.

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

August 11, 2005

DATE: _____ JOB NUMBER - 05086
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

ORDERED BY: WASSEL LAW OFFICE
1034D ANN STREET
DELAVAN, WI 53115

XWUP-180

002-2324