

ABELL
SURVEYING & MAPPING

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

NOTE: BEARINGS ARE REFERENCED TO THE
RECORDED SUBDIVISION PLAT.

N



SCALE 1"=30'

LEGEND

- ⊗ - IRON PIPE FOUND
- - IRON PIPE SET
- - IRON ROD FOUND
- △ - UTILITY POLE
- - GUYWIRE
- - OVERHEAD UTILITY LINES
- ⊗ - MANHOLE COVER
- () - RECORDED AS

PLAT OF SURVEY OF

LOT 2 OF BAUER SUBDIVISION, LOCATED IN THE
SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF
SECTION 17, T2N,R16E, CITY OF DELAVAN,
WALWORTH COUNTY, WISCONSIN.

ORDERED BY: KEEFE REAL ESTATE
1155 E. GENEVA STREET
DELAVAN, WI 53115

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

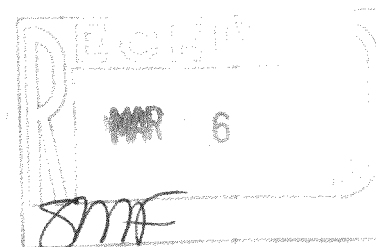
October 26, 2005

DATE JOB NUMBER - 05135
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

LOT 3

LOT 2
0.92 ACRES

LOT 1



BAUER PARKWAY

25' BUILDING LINE

SIGN FOR BANK
ON LOT 1
2.8' NORTH
OF LINE

6' 6'

S 0°56'27" E 160.17'
(S 01°00'00" E 160.00')

N 0°58'00" W 159.99' (160.00')

10' UTILITY EASEMENT

10'

S 88°59'21" W 251.27'
(N 89°00'00" E 251.30')

10' UTILITY EASEMENT

N 88°56'56" E 251.34'

(N 89°00'00" E 251.21')

10' UTILITY EASEMENT

(160.00')
159.80'

(160.00')

159.99'

X4Y-2

002-2335