

ABELL
SURVEYING & MAPPING

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

OUTLOT 2
ALLYNHURST
ADDITION
NO. 4

LOT 4, C.S.M. NO. 1226

LOT 1, C.S.M. NO. 1226

PARK AVENUE

FAY
AVE.

TAX PARCEL
XWUP 211

TAX PARCEL
XWUP 174A

18.48 ACRES, MORE OR LESS

PLAT OF SURVEY OF

A PARCEL IN THE NORTH 1/2 OF SECTION 20, TOWN 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN AND CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE TRUNK HIGHWAY 50 AND THE REFERENCE LINE OF BORG ROAD; THENCE SOUTH ALONG SAID REFERENCE LINE OF BORG ROAD, 1844.10 FEET, WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 88 DEGREES 17' WEST, 1586.22 FEET; THENCE SOUTH 1 DEGREE 19' EAST TO THE REFERENCE LINE OF RELOCATED STATE TRUNK HIGHWAY 15; THENCE NORTHEASTERLY ALONG SAID REFERENCE LINE TO THE REFERENCE LINE OF BORG ROAD, EXCLUDING THEREFROM THE LANDS CONVEYED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS BY LAKE LAWN LODGE BY WARRANTY DEED DATED DECEMBER 11, 1973 AND RECORDED JANUARY 23, 1974, VOLUME 108 OF RECORDS, PAGE 374, DOCUMENT NO. 674484, AND EXCLUDING THEREFROM OTHER LANDS PREVIOUSLY CONVEYED FOR HIGHWAY PURPOSES, EXCEPTING THAT PART CONVEYED IN DEED RECORDED ON FEBRUARY 8, 1993, VOLUME 611, PAGE 528, DOCUMENT NO. 251318.

THE ABOVE PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 20; THENCE S 1°14'08" E 2645.11 FEET TO A CONCRETE MONUMENT MARKING THE CENTER OF SAID SECTION 20; THENCE N 69°58'02" W 548.70 FEET TO A FOUND IRON BAR ON THE NORTHWESTERLY LINE OF INTERSTATE HIGHWAY "43" AND THE PLACE OF BEGINNING; THENCE N 1°38'06" W 1214.49 FEET TO A SET IRON PIPE; THENCE N 87°36'13" E 265.14 FEET TO A SET IRON PIPE; THENCE N 87°58'37" E 1057.14 FEET TO A SET IRON PIPE ON THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY "43"; THENCE S 44°55'14" W 866.85 FEET ALONG THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY "43" TO A SET IRON PIPE; THENCE S 50°36'58" W 201.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY "43" TO A SET IRON PIPE; THENCE S 44°54'07" W 735.64 FEET ALONG THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY "43" TO A FOUND IRON BAR AND THE PLACE OF BEGINNING, CONTAINING 18.48 ACRES OF LAND, MORE OR LESS.

OWNER: READER FAMILY TRUST

ORDERED BY: CLAIR LAW OFFICE
P.O. BOX 445
DELAVAN, WI 53115

NOTE: BEARINGS ARE REFERENCED TO THE
WISCONSIN COORDINATE SYSTEM -
SOUTH ZONE, DATUM NAD 1927.



SCALE 1"=100'

LEGEND

- - IRON PIPE FOUND
- - IRON ROD FOUND
- ⊙ - IRON BAR FOUND
- - IRON PIPE SET
- - SECTION CORNER MONUMENT FOUND
- ⊗ - MANHOLE COVER
- - - CHAINLINK FENCE
- () - 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.

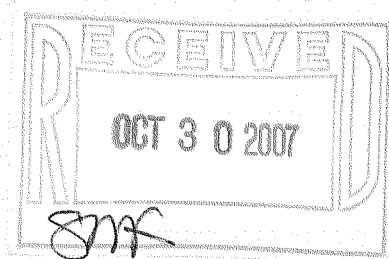
THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREON.

David F. Abell

DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

July 5, 2007

DATE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED. JOB NUMBER - 07044



XWUP-211 XWUP-174A (Note tax key numbers reversed on Survey)

002-2404