

ABELL SURVEYING & MAPPING

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

PLAT OF SURVEY OF

LOTS 1-11, BLOCK 14 AND LOTS 1-11, BLOCK 19 OF PASSAGE, ARAM & DOWNIE ADDITION AND LOTS 66-74, TYRRELL SUBDIVISION AND THAT PORTION OF THE VACATED EIGHTH STREET LYING BETWEEN ANN STREET AND THE SOUTHEASTERLY LINE OF THE RAILROAD RIGHT-OF-WAY, ALL IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

TOGETHER WITH

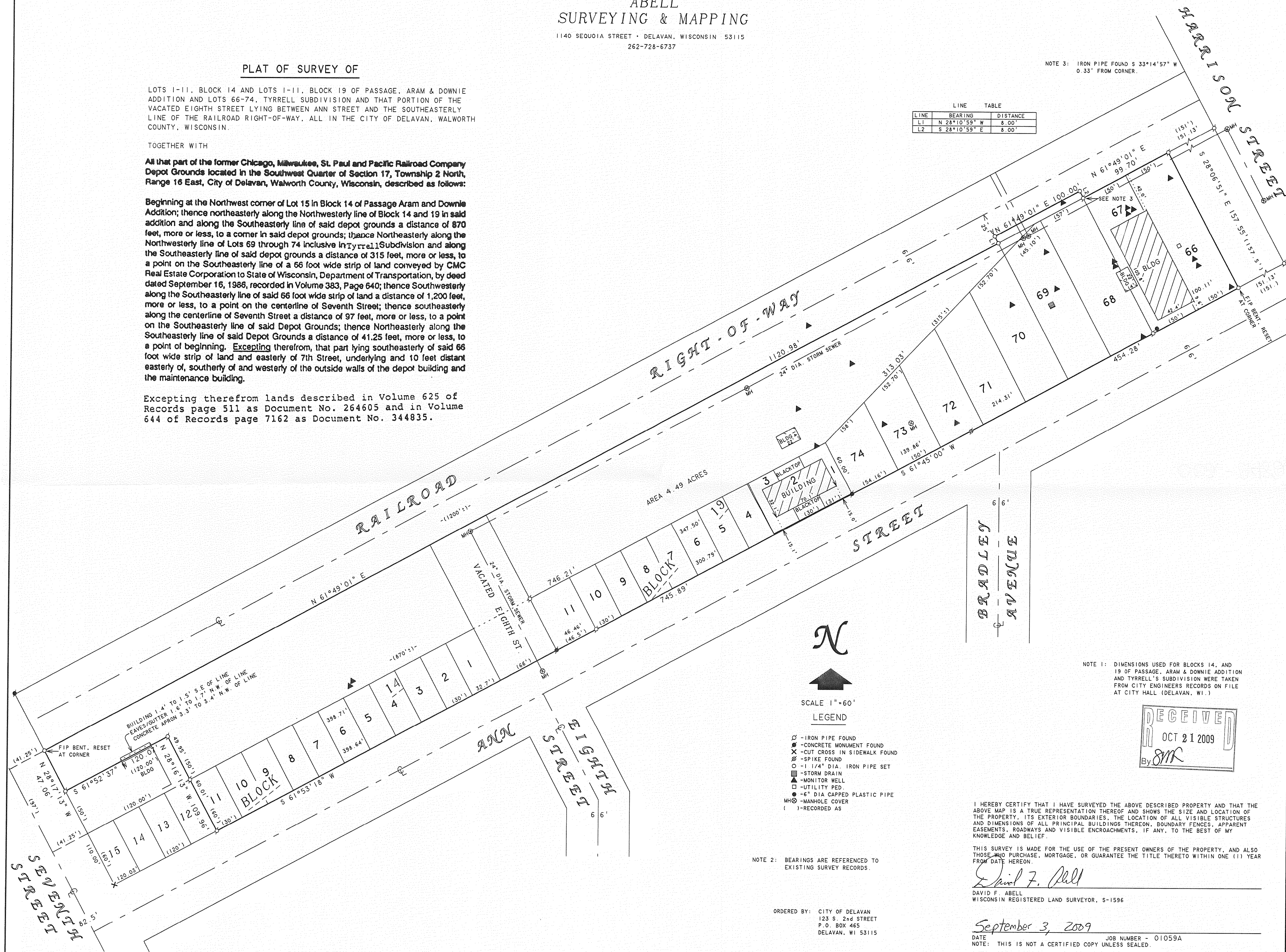
All that part of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company Depot Grounds located in the Southwest Quarter of Section 17, Township 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows:

Beginning at the Northwest corner of Lot 15 in Block 14 of Passage Aram and Downie Addition; thence northeasterly along the Northwestern line of Block 14 and 19 in said addition and along the Southeastery line of said depot grounds a distance of 870 feet, more or less, to a corner in said depot grounds; thence Northeasterly along the Northwestern line of Lots 69 through 74 inclusive in Tyrrell Subdivision and along the Southeastery line of said depot grounds a distance of 315 feet, more or less, to a point on the Southeastery line of a 66 foot wide strip of land conveyed by CMC Real Estate Corporation to State of Wisconsin, Department of Transportation, by deed dated September 16, 1986, recorded in Volume 383, Page 640; thence Southwesterly along the Southeastery line of said 66 foot wide strip of land a distance of 1,200 feet, more or less, to a point on the centerline of Seventh Street; thence southeasterly along the centerline of Seventh Street a distance of 97 feet, more or less, to a point on the Southeastery line of said Depot Grounds; thence Northeasterly along the Southeastery line of said Depot Grounds a distance of 41.25 feet, more or less, to a point of beginning. Excepting therefrom, that part lying southeasterly of said 66 foot wide strip of land and easterly of 7th Street, underlying and 10 feet distant easterly of, southerly of and westerly of the outside walls of the depot building and the maintenance building.

Excepting therefrom lands described in Volume 625 of Records page 511 as Document No. 264605 and in Volume 644 of Records page 7162 as Document No. 344835.

NOTE 3: IRON PIPE FOUND S 33°14'57" W 0.33' FROM CORNER.

LINE	BEARING	DISTANCE
L1	N 28°10'59" W	8.00'
L2	S 28°10'59" E	8.00'



NOTE 2: BEARINGS ARE REFERENCED TO EXISTING SURVEY RECORDS.

ORDERED BY: CITY OF DELAVAN
123 S. 2nd STREET
P.O. BOX 465
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

September 3, 2009

DATE: September 3, 2009 JOB NUMBER: 01059A
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

XP185 XP-183 XP210 XP207 XTY-62 XTY-61 XTY-59 XTY-58
XRX-4

002-2482