PLAT OF SURVEY AND LEGAL DESCRIPTION FOR PROPOSED LOT LINE ADJUSTMENT

EXISTING LEGAL DESCRIPTION FOR PARCEL NO. XWUP 00103A

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF WALWORTH AVENUE IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, 29 RODS (478.5 FEET) 1 FOOT, 9 INCHES EAST OF THE EAST LINE OF FIFTH STREET IN SAID CITY OF DELAVAN WHICH SAID EAST LINE OF FIFTH STREET CROSSES SAID WALWORTH AVENUE; RUN THENCE NORTH 17 RODS (280.5 FEET); THENCE WEST 4 RODS (66 FEET) TO THE NORTHEAST CORNER OF A STRIP OF SIREET CROSSES SAID WALMORTH AVENUE; RUN THENCE NORTH 17 ROUS (280.5 FEET); THENCE WEST 4 ROUS (66 FEET) TO THE NORTHEAST CORNER OF A STRIP OF LAND CONVEYED BY O.R. RICE AND MARY A. RICE, TO MARY L. LATIMER BY DEED DATED MAY 10, 1911 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR SAID COUNTY OF WALWORTH IN VOLUME 131 OF DEEDS AT PAGE 510; THENCE SOUTH ALONG THE EAST LINE OF SAID STRIP OF LAND 17 RODS (280.5 FEET) TO THE CENTER OF SAID WALWORTH AVENUE; THENCE EAST 4 RODS (66 FEET) TO THE PLACE OF BEGINNING.

EXISTING LEGAL DESCRIPTION FOR PARCEL NO. XWUP 00103B

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWN 2 NORTH, RANGE 16 EAST, DESCRIBED AS FOLLOWS, TO-WIT: BEGIN ON THE NORTH LINE OF WALWORTH AVENUE 150.25 FEET EAST OF THE WEST LINE OF 6TH STREET EXTENDING NORTH AND THENCE EAST ON SAID NORTH LINE OF WALWORTH AVENUE 97.25 FEET TO THE WEST LINE OF LOT 2, BELL SUBDIVISION AND THENCE NORTH 231 FEET, THENCE WEST 97.25 FEET; THENCE SOUTH 231 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE CITY OF DELAVAN, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

LEGAL DESCRIPTION FOR LAND TO BE ADDED TO PARCEL NO. XWUP 00103A AND EXCEPTED FROM XWUP 00103B A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1 OF BELL'S SUBDIVISION; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WALWORTH AVENUE 263.87 FEET TO A FOUND 1" OUTSIDE DIAMETER IRON PIPE AND THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 00°03'31" EAST 231.17 FEET (RECORDED AS NORTH 231.00 FEET) TO A FOUND 1-5/16" OUTSIDE DIAMETER IRON PIPE; THENCE NORTH 89°58'06" EAST (RECORDED AS EAST) 24.00 FEET; THENCE SOUTH 00°03'31" EAST 231.18 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WALWORTH AVENUE; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 24.00 FEET TO THE PLACE OF BEGINNING. LINE 24.00 FEET TO THE PLACE OF BEGINNING.

SURVEY FOR: RENE MENAGER

SURVEY ADDRESSES: 601 & 607 E. WALWORTH AVENUE, DELAVAN, WI 53115

NOTE: THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING).

