LOT 6 OF GOLF VIEW ESTATES SUBDIVISION

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN

NO NO

PLAT OF SURVEY
ZERO LOT LINE DIVISIO
CITY OF DELAVAN
WALWORTH COUNTY, W

- WORK ORDERED BY -FRED LANDER PO BOX 100 DELAVAN, W. 53115

REVISIONS 02-08-05 10/05/2005 REVISED CROSS ACCESS EASE

> ROJECT NO. 3543.06

10-19-00

SHEET NO. 1 OF 1

DATE:

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N 8944'30" E 184.35 104.89 79.46 UNDERGROUND UTILITY EASEMENT 6-W 25' SETBACK LEGAL DESCRIPTION - PARCEL 6-W 7,110 S.F. LOT 6 6-E 9,719 S,F, LEGAL DESCRIPTION - PARCEL 6-E EXISTING RESIDENCE FIELD LOCATED 09/14/2005 LOT 5 O, DESCRIBED AS FOLLOWS: LOT 7 W, 51.80 FEET TO THE POINT OF BEGINNING. R=70. 00" LEGEND = FOUND IRON REBAR STAKE = SET IRON REBAR STAKE, 3/4" DIA., X 24" X 1.50 LBS./FT. (XXX) = RECORDED ASAREA 6-W EXCLUSIVE OF CROSS ACCESS EASEMENT = 6605 S.F. AREA 6-E EXCLUSIVE OF CROSS ACCESS EASEMENT = 9205 S.F. NICHOLAS DRIVE PUBLIC ROW

A PARCEL OF LAND BEING PART OF LOT 6 OF GOLF VIEW ESTATES SUBDIVISION LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FULLOWS:

BEGINNING AT AN IRON REBAR STAKE MARKING THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE
WESTERLY LINE OF SAID LOT 6, N 03DEG 17MIN 11SEC W, 132.90 FEET TO AN IRON REBAR STAKE MARKING THE
NORTHWEST CORNER OF SAID LOT 6; THENCE N 89DEG 14MIN 30SEC E, 79.46 FEET ALONG THE NORTH LINE OF
SAID LOT 6; THENCE S 18DEG 29MIN 57SEC W, 144.60 FEET THROUGH THE COMMON WALL OF AN EXISTING DUPLEX
CALSAID LOT 6 TO THE DICHT OF WAY LINE OF MICHOLAS DRIVE. THENCE 26 33 FEET ALONG THE ARC OF A CURVE ON SAID LOT 6 TO THE RIGHT-OF-WAY LINE OF NICHOLAS DRIVE; THENCE 26.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 70.00 FEET AND A CHORD WHICH BEARS N 82DEG 33MIN 20SEC W, 26.17 FEET TO THE POINT OF BEGINNING. CONTAINING 7,110 SQUARE FEET OF LAND, MORE OR LESS.

A PARCEL OF LAND BEING PART OF LOT 6 OF GOLF VIEW ESTATES SUBDIVISION LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON REBAR STAKE MARKING THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE RIGHT-OF-WAY LINE OF NICHOLAS DRIVE, 26.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 70.00 FEET AND A CHORD WHICH BEARS N 60DEG 50MIN 27SEC W, 26.57 FEET; THENCE N 18DEG 29MIN 57SEC E, 144.60 FEET THROUGH THE COMMON WALL OF AN EXISTING DUPLEX ON SAID LOT 6 TO THE NORTHERLY LINE OF SAID LOT 6; THENCE N 89DEG 14MIN 30SEC E, 104.89 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO AN IRON PIPE STAKE MARKING THE NORTHEAST CORNER OF SAID LOT 6; THENCE S 40DEG 06MIN 16SEC W, 198.02 FEET TO THE POINT OF BEGINNING. CONTAINING 9,719 SQUARE FEET OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - CROSS ACCESS EASEMENT

MAR **26** 2018

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AN EASEMENT FOR ACCESS AND EGRESS ACROSS A COMMON DRIVEWAY DESCRIBED AS BEING A PART OF LOT 6 OF GOLF VIEW ESTATES SUBDIVISION LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE WESTERLY LINE OF SAID LOT 6, N 03DEG 17MIN 11SEC W, 17.09 FEET; THENCE 66.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 87.09 FEET AND A CHORD WHICH BEEARS S 71DEG 36MIN 39SEC E, 64.43 FEET TO THE EASTERLY LINE OF SAID LOT 6: THENCE ALONG THE EASTERLY LINE OF SAID LOT 6, S ADDES DOMIN 10SEC W, 17.09 FEET TO THE RIGHT-OF-WAY LINE OF NICHOLAS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, 53.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 70.00 FEET AND A CHORD WHICH BEARS, N 71DEG 36MIN 57SEC

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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 YEAR FROM THE DATE HEREOF.

DATED: __SEPTEMBER 15, 2005

PETER S. GORDON R.L.S. 2101

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MAP SCALE IN FEET ORIGINAL 1" = 20'

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