

LAND-MARK SURVEYING

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OWNERS:  
DOUG J. COX  
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311 E. WISCONSIN ST.  
DELAVAN, WI 53115

PLAT OF SURVEY

LOT 1, LOT 2, AND LOT 3, BLOCK 3, FAIRVIEW HEIGHTS,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, TOWN  
2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH  
COUNTY, WISCONSIN.

EAST GENEVA STREET

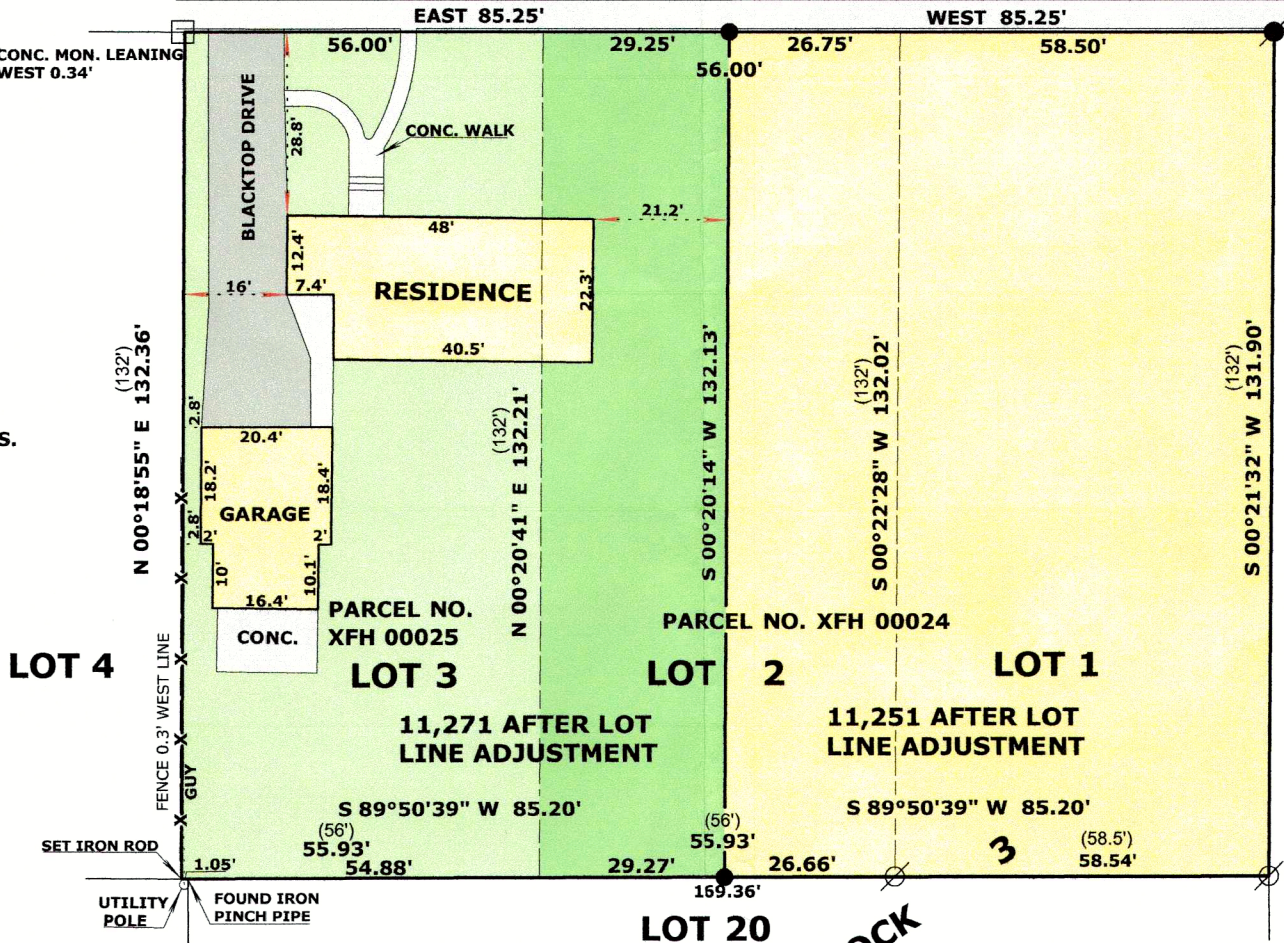
(82.5' WIDE)

PROPOSED LOT LINE ADJUSTMENT FROM  
TAX PARCEL XFH 00024 TO XFH 00025

A LOT LINE ADJUSTMENT OF PART OF LOT 2, BLOCK 3, FAIRVIEW HEIGHTS,  
A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, TOWN  
2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WIS-  
CONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND IRON ROD AT  
THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 3; THENCE WEST 85.25  
FEET ALONG THE NORTH LINE OF SAID BLOCK 3 TO A SET IRON ROD AND  
THE POINT OF BEGINNING;  
THENCE S 00°20'14" W 132.13 FEET TO A SET IRON ROD ON THE SOUTH  
LINE OF SAID LOT 2; THENCE S 89°50'39" W 29.27 FEET TO THE SOUTHEAST  
CORNER OF LOT 3 OF SAID BLOCK 3; THENCE N 00°20'41" E 132.21 FEET  
ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID  
LOT 3; THENCE EAST 29.25 FEET TO THE POINT OF BEGINNING, AND  
CONTAINING 3,867 SQUARE FEET OR 0.0888 ACRE(S) OF LAND, MORE OR LESS.

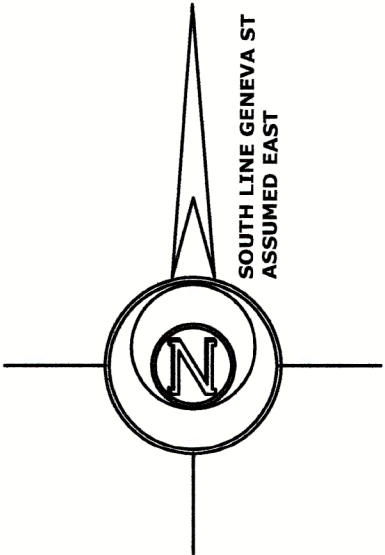
NOTE:

"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 CITY OF DELAVAN CODE OF  
ORDINANCES."



HERMAN STREET

(66' WIDE)



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND CONCRETE MONUMENT WITH IRON ROD
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING WOOD FENCE

SCALE: 1 INCH = 30 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction 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."  
"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 date hereof."

Mark L. Miritz

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DATE: OCT. 9, 2023 JOB NO. 23.905



XFH-24 XFH-25

002-2786