

ABELL
SURVEYING & MAPPING
1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
262-728-6737

NOTE: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.

N

SCALE 1"=30'

LEGEND

- -IRON PIPE FOUND
- WS -WOOD STOOP
- WP -WOOD PORCH
- △ -UTILITY POLE
- -OVERHEAD UTILITY LINES
- * -WIRE FENCE
- ** -CHAINLINK FENCE
- ⌋ -TV SATELLITE ANTENNA
- -WOOD STAKE FOUND
- () -RECORDED AS

ORDERED BY: BARDEN CONCRETE AND CONSTRUCTION
P.O. BOX 433
SHARON, WI 53585

N.W. CORNER OUTLOT 122

OUTLOT

FENCE CORNER 0.4' SOUTH AND
0.3' EAST OF IRON PIPE
(69.00')

AREA LANDSCAPED
WITH ROCKS

RAILROAD RIGHT-OF-WAY

TAX PARCEL
VWP-133
AREA 0.63 ACRES

118

PROPOSED
GARAGE

FENCE CORNER 0.3'
NORTH AND 0.4'
WEST OF IRON PIPE

S.E. CORNER OUTLOT 118

PLAT OF SURVEY OF

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

April 23, 2002

DATE: April 23, 2002 JOB NUMBER - 88059A
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

A PARCEL OF LAND LOCATED IN OUTLOT 118 IN THE VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 118; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT 118, 330.00 FEET TO THE NORTHWEST CORNER OF OUTLOT 122; THENCE NORTH ALONG A LINE WHICH IS THE EXTENSION NORTH OF THE WEST LINE OF OUTLOT 122, 179.45 FEET TO THE NORTH LINE OF SAID OUTLOT 118; THENCE SOUTH 69°20' EAST ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT 118, 353.34 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 118; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID OUTLOT 118, 56.70 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE LAND CONVEYED BY WARRANTY DEED FROM THEODORE HESS AND LEONA HESS, HIS WIFE, TO LEON PHELPS, DATED NOVEMBER 12, 1963 AND RECORDED NOVEMBER 19, 1963 IN VOLUME 599 OF DEEDS ON PAGE 222, INSTRUMENT NUMBER 554925, BUT INCLUDING HERWITH THE EASEMENT, 14 FEET IN WIDTH, EXTENDING ACROSS THE NORTHERLY END OF THE PREMISES SOLD TO LEON PHELPS AS DESCRIBED IN THE ABOVE IDENTIFIED DEED TO PHELPS.

VWP-133 009-787