

ABELL  
SURVEYING & MAPPING

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

AREA OF QUESTIONABLE OWNERSHIP

MEANDER CORNER BETWEEN SECTIONS  
31 AND 32, T2N, R16E AS LOCATED  
BY THE WALWORTH COUNTY SURVEYOR  
ON SURVEY DATED 5-24-94.

END OF FENCE  
ON LINE

IRON PIPE  
FOUND BENT

NORTHERLY LINE OF LOT 29, BLOCK 3 AND SHORE OF DELAVAN LAKE AS  
SHOWN ON THE ORIGINAL PLAT OF ROBBINS SUBDIVISION DATED 1922  
APPROXIMATE CENTERLINE OF  
SANITARY SEWER EASEMENT

LOT 29

LOT 28

LOT 27  
TAX PARCEL FR0-39

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

TAX PARCEL  
FR0-40

WEST LINE OF SECTION 32 AS SHOWN  
ON SURVEYS BY LLOYD L. JENSEN  
DATED JULY 1956 AND APRIL 1956  
AND BY GEORGE T. DUNHAM DATED  
OCT. 1955

AREA OF QUESTIONABLE OWNERSHIP

N 0°26'57" W 5.00'  
FENCE 0.1' EAST  
OF LINE  
DISTANCE TO SECTION LINE 5.03'

TAX PARCEL  
FR0-41

BLOCK

SOUTH SHORE DRIVE

PLAT OF SURVEY OF

LOTS 23, 24, 25, 26, 27, 28 AND 29, BLOCK 3, ROBBINS SUBDIVISION,  
TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN. TOGETHER WITH ALL  
THAT PORTION OF ROBBINS SUBDIVISION LYING BETWEEN THE NORTH-SOUTH  
SECTION LINE BETWEEN SECTION 31 AND SECTION 32, T2N, R16E, WALWORTH  
COUNTY, WISCONSIN AND THE WEST LINE OF LOTS 23-29 INCLUSIVE, IN SAID  
ROBBINS SUBDIVISION.

TOGETHER WITH A PROPOSED LOT LINE ADJUSTMENT BETWEEN LOTS 24 AND 25, BLOCK 3,  
OF ROBBINS SUBDIVISION AND ALL THAT PORTION OF SAID ROBBINS SUBDIVISION  
LYING BETWEEN THE WEST LINE OF SAID LOTS 24 AND 25, BLOCK 3 AND THE NORTH-  
SOUTH SECTION LINE BETWEEN SECTIONS 31 AND 32 OF SAID ROBBINS SUBDIVISION,  
SAID PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIPE AT THE  
NORTHEAST CORNER OF SAID LOT 24: THENCE N 89°31'00" W 96.58 FEET ALONG THE  
NORTH LINE OF SAID LOT 24 AND ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED  
WEST TO A FOUND IRON PIPE: THENCE N 0°26'57" W 5.00 FEET; THENCE S 89°31'  
01" E 96.63 FEET TO THE EAST LINE OF SAID LOT 25; THENCE S 0°09'51" W 5.00  
FEET ALONG THE EAST LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF SAID  
LOT 24 AND THE PLACE OF BEGINNING, CONTAINING 483 SQUARE FEET.

AREA OF TAX PARCEL FR0-38, FR0-41 AND THAT PART OF FR0-40 AFTER LOT LINE  
ADJUSTMENT = 0.12 ACRES.

AREA OF TAX PARCEL FR0-39 AND THAT PART OF FR0-40 AFTER LOT LINE  
ADJUSTMENT = 0.40 ACRES, MORE OR LESS.

"THIS LOT LINE ADJUSTMENT BETWEEN ADJOINING LAND OWNERS DOES NOT CREATE  
ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM  
SIZE REQUIRED BY THE WALWORTH COUNTY ZONING ORDINANCES."



SCALE 1"=20'

LEGEND

- - IRON PIPE FOUND
- - IRON ROD FOUND
- - CONCRETE MONUMENT FOUND
- ⊙ - IRON PIPE WITH BRASS PLATE FOUND
- - 1" DIA. IRON PIPE SET
- ⊙ - MANHOLE COVER
- ✕ - WOOD FENCE
- ( ) - RECORDED AS

NOTE 1: BEARINGS ARE REFERENCED TO  
EXISTING SURVEY RECORDS.

NOTE 2: THE HOUSE IS 9.5' AND 9.6' FROM THE  
NORTH LINE OF LOT 4. THE WOOD DECK  
IS 9.5' OUT FROM THE HOUSE.

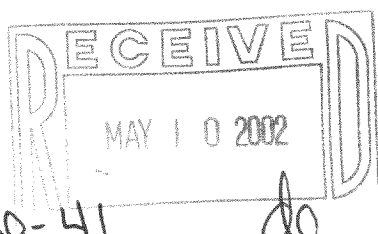
ORDERED BY: CLAIR LAW OFFICE  
P.O. BOX 445  
DELAVAN, WI 53115

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

February 4, 2002 Revised - 3/27/02  
DATE JOB NUMBER - 99159A  
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.



FR0-41  
FR0-38  
FR0-39  
FR0-40

216-3170