

ABELL SURVEYING & MAPPING

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

LOT 1
C.S.M. NO. 2107
ZONED A-4

AREA REMAINING AFTER REZONE

881032 SQ. FT. 20.23 ACRES
INCLUDING ROAD R-O-W
865691 SQ. FT. 19.87 ACRES
EXCLUDING ROAD R-O-W

PROPOSED REZONE

239580 SQ. FT. 5.50 ACRES
INCLUDING ROAD R-O-W
234632 SQ. FT. 5.39 ACRES
EXCLUDING ROAD R-O-W

CURRENT ZONING A-2
PROPOSED ZONING C-2

ROAD

THE ATRIUM

WEST 1/4 CORNER
SECTION 25-2-16

IRON PIPE FOUND
0.13' EAST OF
R-O-W LINE

IRON PIPE FOUND
0.07' EAST OF
R-O-W LINE

SOUTHWEST CORNER
SECTION 25-2-16

SOUTH 1/4 CORNER
SECTION 25-2-16

LINE	BEARING	DISTANCE	RECORDED AS
L1	N 88°50'32" E	33.00'	N 89°59'47" E
L2	S 88°50'49" W	33.00'	N 89°59'56" W
L3	N 88°48'47" E	33.00'	N 89°58'02" E
L4	S 88°58'48" W	33.00'	N 89°51'57" W

BEARINGS ARE REFERENCED TO THE
WISCONSIN COORDINATE SYSTEM -
SOUTH ZONE, DATUM NAD 1927.
THE BEARING OF THE SOUTH LINE OF
THE SOUTHWEST 1/4 IS S 88°58'48" W

N



SCALE 1"=200'

LEGEND

- -CONCRETE MONUMENT WITH
WALWORTH COUNTY BRASS CAP FOUND
- -1" DIA. IRON PIPE FOUND
- -7/8" DIA. IRON ROD FOUND
- -3/4" DIA. IRON ROD FOUND
- -1" DIA. IRON PIPE SET
- ▲ -SOIL BORING
- () -RECORDED AS

PLAT OF SURVEY OF PROPOSED REZONE

ON A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, T2N, R16E, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN AND BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2420 AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N 1°09'15" W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 655.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2420 AND THE PLACE OF BEGINNING; THENCE CONTINUE N 1°09'15" W ALONG SAID WEST LINE, 149.91 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 1283; THENCE N 88°50'32" E 349.99 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 1283; THENCE N 1°09'07" W ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 1283, 190.00 FEET; THENCE N 88°58'48" E 548.71 FEET; THENCE S 1°09'07" E 340.74 FEET TO THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2420; THENCE S 88°58'48" W ALONG SAID SOUTH LINE, 898.69 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2420, THE WEST LINE OF SAID SOUTHWEST 1/4 AND THE PLACE OF BEGINNING, CONTAINING 5.50 ACRES OF LAND MORE OR LESS INCLUDING ROAD R-O-W.

I, DAVID F. ABELL, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICAL RECORDS AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY LINES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

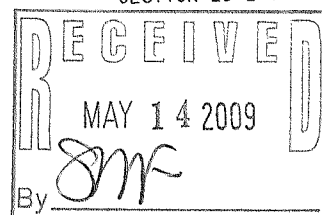
David F. Abell

DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

ORDERED BY: MARK SCHELDROP
2818 ALMOND DRIVE
DELAVAN, WI 53115

January 5, 2009

DATE JOB NUMBER - 08047
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.



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216-4633