

# ABELL SURVEYING & MAPPING

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

## PLAT OF SURVEY OF

### A PROPOSED LOT LINE ADJUSTMENT

LOT 1 AND LOT 2 OF CERTIFIED SURVEY NO. 1179, LOCATED IN SECTION 33, T2N, R16E, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PART OF LOT 2 DESCRIBED AS FOLLOWS:

A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1179 RECORDED IN VOLUME 5 OF CERTIFIED SURVEYS ON PAGES 246 AND 247 AS DOCUMENT NO. 71936 IN THE OFFICE OF THE REGISTER OF DEEDS, AND SAID CERTIFIED SURVEY BEING PART OF LOTS 1, 2, 3, 4 AND 5 OF BARNES AND VON SUESSMILCH SUBDIVISION IN SECTION 33, T2N, R16E, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NO. 1179; THENCE NORTH 32°17'42" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, 451.96 FEET; THENCE NORTH 49°31'48" EAST, 88.68 FEET; THENCE SOUTH 83°45'24" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, 71.06 FEET; THENCE SOUTH 35°39'24" EAST, 49.72 FEET; THENCE SOUTH 28°48' EAST, 123.26 FEET; THENCE SOUTH 25°36'54" EAST, 26.10 FEET; THENCE SOUTH 53°56'24" WEST, 86.09 FEET; THENCE SOUTH 32°17'42" EAST, 215.53 FEET TO THE NORTHWESTERLY LINE OF SOUTH SHORE DRIVE; THENCE SOUTH 57°00' WEST ALONG SAID NORTHWESTERLY LINE 50.00 FEET TO THE PLACE OF BEGINNING, SUBJECT TO EASEMENTS OF RECORDS.

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 WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING).

OWNERS:  
ROBERT C. & BARBARA H. NELSON

OWNERS:  
ROBERT & GLORIA MUELLER

NOTE: BEARINGS ARE REFERENCED TO  
CERTIFIED SURVEY NO. 1179.



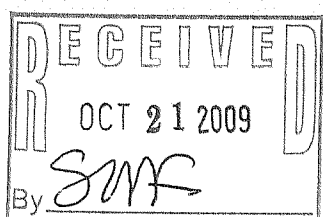
SCALE 1"=40'

#### LEGEND

- - IRON PIPE FOUND
- - IRON ROD FOUND
- ✕ - PK NAIL FOUND
- MH - MANHOLE COVER
- CHAINLINK FENCE
- CS - CONCRETE STOOP
- △ - YARD LIGHT
- ( ) - RECORDED AS

#### RECORDED BEARING AND DISTANCE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°00' E	45.65'
L2	N 22°20' W	35.09'
L3	N 3°25'10" E	191.21'
L4	N 25°11'40" W	61.62'
L5	N 43°48' W	122.00'
L6	N 35°39'24" W	49.72'
L7	N 54°10' W	65.00'



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

ORDERED BY: BOB NELSON  
616 FULTON STREET  
GENEVA, IL 60134

MOST SOUTHERLY CORNER OF LOT 2.  
CERTIFIED SURVEY NO. 1179

August 19, 2009  
DATE  
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

FA1179-1 FA1179-2

216-4695