



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



SCALE 1" = 40'

LEGEND

- ⊙ - IRON PIPE FOUND
- - IRON BAR FOUND
- - 1" DIA. IRON PIPE SET
- - UTILITY PED.
- () - RECORDED AS

NOTE: BEARINGS ARE REFERENCED TO THE
RECORDED SUBDIVISION PLAT.

NINE INDIANS TRAIL

LOT 4

LOT 5

0.50 ACRES

LOT 6

1.04 ACRES

PLAT OF SURVEY OF

A PROPOSED LOT LINE ADJUSTMENT BETWEEN
LOTS 5 AND 6, BLOCK 13, COOL HILL PARK
ADDITION NO. 2, LOCATED IN T4N, R16E,
WALWORTH COUNTY, WISCONSIN.

BLOCK

PARCEL 1

PARCEL 2

ORDERED BY: DON HOULBERG
N7376 NINE INDIAN TRAILS
ELKHORN, WI 53121

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

June 3, 2001

DATE: June 3, 2001
JOB NUMBER - 93105A
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

HCH2-7
HCH2-8

416-1708

TOGETHER WITH THAT PORTION OF LOT 6, BLOCK 13, COOL HILL PARK ADDITION NO. 2, LOCATED IN T4N, R16E, WALWORTH COUNTY, WISCONSIN, WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 2 - COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 5, THENCE N 73°26'41" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 120.31 FEET; THENCE S 30°42'47" E 212.62 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 30°42'47" E 36.05 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE S 54°59'11" W ALONG SAID SOUTHEASTERLY LINE, 21.72 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 6; THENCE N 0°49'18" W 43.46 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.01 ACRES OF LAND MORE OR LESS.

LOT 6, BLOCK 13, COOL HILL PARK ADDITION NO. 2, LOCATED IN T4N, R16E, WALWORTH COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 6 WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 2 - COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 5, THENCE N 73°26'41" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 120.31 FEET; THENCE S 30°42'47" E 212.62 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 30°42'47" E 36.05 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE S 54°59'11" W ALONG SAID SOUTHEASTERLY LINE, 21.72 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 6; THENCE N 0°49'18" W 43.46 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.01 ACRES OF LAND MORE OR LESS.

TOGETHER WITH THAT PORTION OF LOT 5, BLOCK 13, COOL HILL PARK ADDITION NO. 2, LOCATED IN T4N, R16E, WALWORTH COUNTY, WISCONSIN, WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 1 - COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 5, THENCE N 73°26'41" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 120.31 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE N 73°26'41" E ALONG SAID NORTHWESTERLY LINE, 47.89 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 5; THENCE S 36°28'24" E ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, 102.71 FEET; THENCE S 0°49'18" E ALONG THE EAST LINE OF SAID LOT 5, 113.86 FEET; THENCE N 30°42'47" W 212.62 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 5 AND THE PLACE OF BEGINNING. CONTAINING 0.19 ACRES OF LAND MORE OR LESS.

AREA OF LOT 5 AFTER LOT LINE ADJUSTMENT 0.50 ACRES MORE OR LESS.

AREA OF LOT 6 AFTER LOT LINE ADJUSTMENT 1.04 ACRES MORE OR LESS.

ZONING R-1

"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."



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



DATE
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