

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

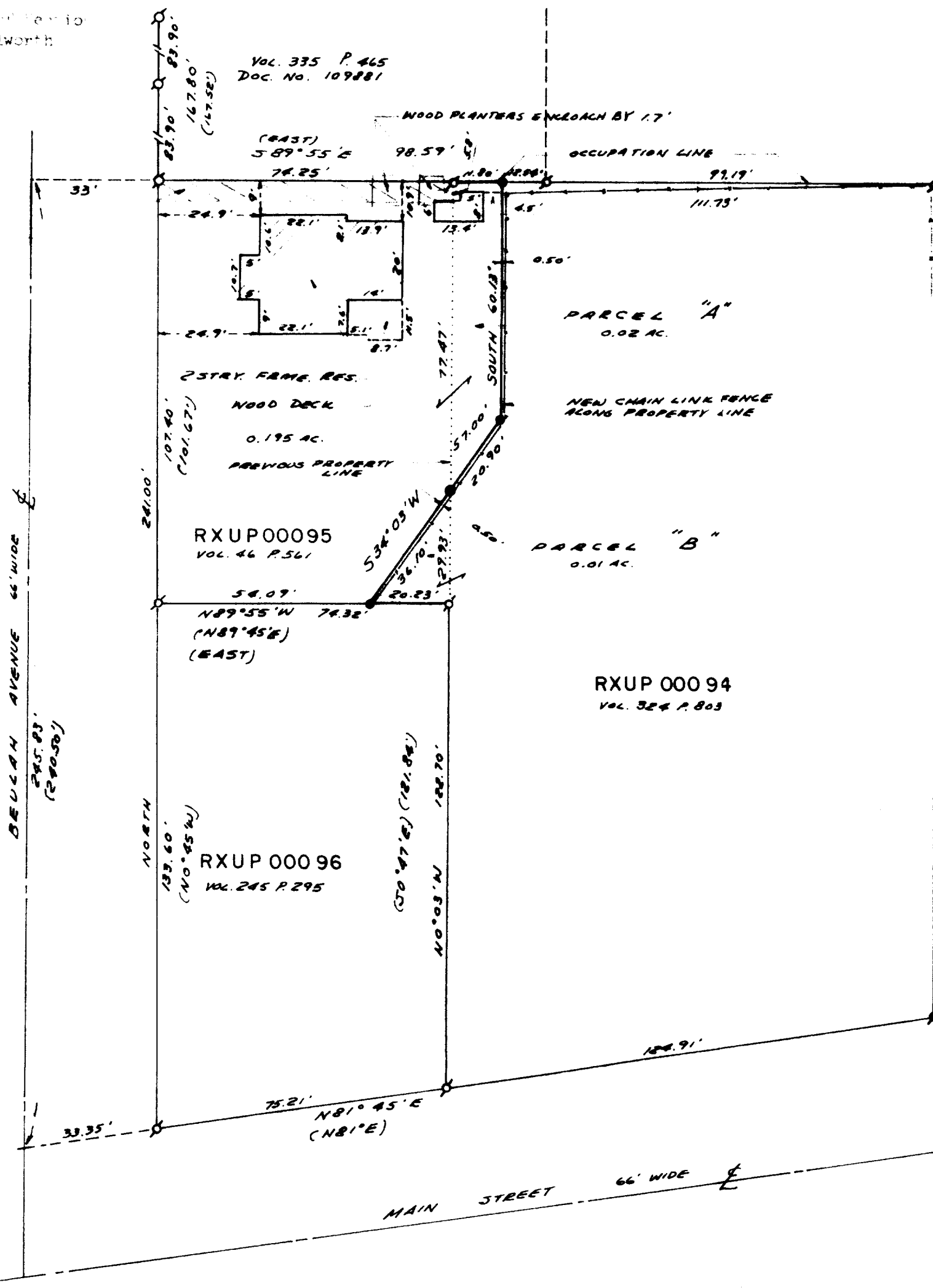
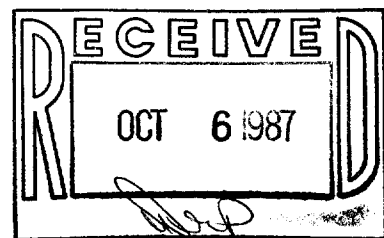
Rt. 3, Box 273
Elkhorn, Wisconsin 53121
Phone: (414) 723-4260 (office)
(414) 723-4813 (residence)

PLAT OF SURVEY

of a parcel of land located in the Southeast 1/4 of Section 19, T.4 N., R.18 E., Village of East Troy, Walworth County, Wisconsin.

5.73' WIDE STRIP OF LAND OF
QUESTIONABLE OWNERSHIP

ordered by: Ken Andrews and Ron Sorenske



Legal Description for Parcel "A":

A parcel of land located in the SE 1/4 of Section 19, T.4 N., R.18 E., Village of East Troy, Walworth County, Wisconsin; described as follows: Commence at a found iron pipe at the intersection of the North line of Main Street and the East line of Beulah Avenue in the Village of East Troy; thence North 241.00 feet along the east line of Beulah Avenue to a found iron pipe; thence S 89°-55'E 74.25 feet to a found iron pipe and the point of beginning; thence continue S 89°-55'E 11.80 feet to a set iron rod; thence South 60.13 feet to a set iron rod; thence S 34°-03'W 20.90 feet to a set iron rod; thence N 0°-03'W 77.47 feet to the point of beginning. Said parcel contains 0.02 acres of land more or less and is a lot line adjustment between adjoining owners of land.

Legal Description for Parcel "B":

A parcel of land located in the SE 1/4 of Section 19, T.4 N., R.18 E., Village of East Troy, Walworth County, Wisconsin; described as follows: Commence at a found iron pipe at the intersection of the North line of Main Street and the East line of Beulah Avenue in the Village of East Troy; thence North 133.60 feet along the east line of Beulah Avenue to a found iron pipe; thence S 89°-55'E 54.09 feet to a set iron rod and the point of beginning; thence continue S 89°-55'E 20.23 feet to a found iron pipe; thence N 0°-03'W 29.93 feet to a set iron rod; thence S 34°-03'W 36.10 feet to the point of beginning. Said parcel contains 0.01 acres of land more or less and is lot line adjustment between adjoining owners of land.

Note:

The Legal description in Vol. 335 P. 465 is described as commencing at a point 240.5 feet north of and 33 feet east of the intersection of the centerline of Beulah Ave. and the north line of Main St. Other legal descriptions in this area commence at the intersection of the east line of Beulah Ave. and the north line of main St. Existing monumentation which is older than 23 years agrees with the latter point of commencement.

It is this surveyor's opinion that the author of the description in Vol. 46 P. 261 intended to match the description in Vol. 335 P. 465 and therefore computed a distance of 101.67 feet between parcels to the north and south. This resulted in a gap of approximately 5.73 feet. No other monumentation was found to substantiate this line in question. The owner of land to the north is recorded as having 167.52 feet along Beulah Ave. and by this survey has 167.00 feet measured between existing found iron pipe.

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- + CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- (xx) RECORDED AS DIMENSION
- - - - - EXISTING FENCE



SCALE: 1" = 30 FEET

"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."

"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 year from date hereof."

Kenneth B. Abernathy Jr.
KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: SEPT. 25, 1987 Job No. 87-908

Rxup-94, 95 & 96 (lot line adj.)