

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

Berwyn Drive

40' Wide

(144.00')
S 87°28'27" W 143.98'
71.99' (72.00')

71.99' (72.00')

Point of Beginning

Owners: Glenwood Terrace Limited Partnership

Ordered by: John O'Neill
O'Neill Builders, Inc.
Post Office Box 351
Fontana, Wisconsin

53125-0351

Legal Description

The Northerly 1/2 of Lot 22 and the Northerly 1/2 of Lot 23 of Glenwood Terrace Subdivision, as recorded in Volume 10, Page 11 of Plats, Dated July 2, 1928, being located in the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Town 1 North, Range 16 East, Village of Fontana, County of Walworth, State of Wisconsin, more particularly described as follows:

Commencing at a Found Concrete Monument at the Northeast Corner of said Section 23, thence S 87°28'00" W along the North Line of said Section 33.00 feet to a Found Concrete Monument on the West Right-of-way Line of Indian Hills Road; thence S 2°21'56" E (recorded as S 2°29' E 232.30 feet) along said right-of-way line 232.36 feet to an Iron Pipe on the South Right-of-way Line of Berwyn Drive; thence S 87°28'27" W along said South Right-of-way Line 907.85 feet (recorded as 908.90 feet) to an Iron Pipe at the Northeast Corner of said Lot 23 and the point of beginning; thence continue S 87°28'27" W along the said right-of-way line 143.98 feet (recorded as 144.00 feet) to an Iron Pipe at the Northwest Corner of said Lot 22; thence S 2°36'55" E along the West Line of Lot 22 95.93 feet to an Iron Pipe; thence N 87°28'16" E 143.95 feet (recorded as 144.00 feet) to an Iron Pipe on the East Line of said Lot 23; thence N 2°36'05" E 95.93 feet (recorded as 96.00 feet) to the Northeast Corner of Lot 23 and the point of beginning. Said parcel contains 0.317 Acres of land more or less.

0.317 Acres ±

Lot

Lot

Lot
24

Lot
21

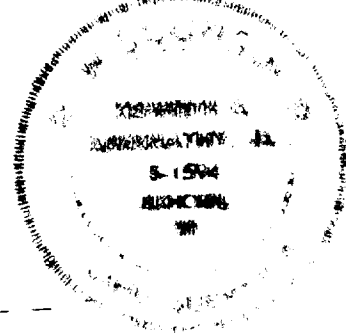
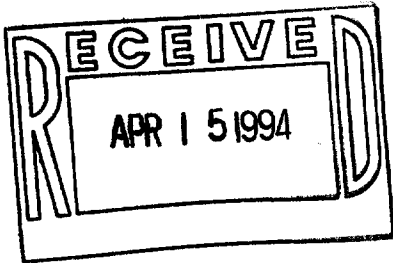
22

23

15' WIDE STORM
SEWER EASEMENT

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON PIPE, 24" LONG, WEIGHING 1.13 LBS./LINEAL FT., 1" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 20 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: March 24, 1994 Job No. 1994.313