117-1233

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

LOTS 21, 22, 23 AND 24 AND 2 EASEMENTS FOR INGRESS AND EGRESS AND A LOT LINE ADJUSTMENT OVER LOT 22 OF ROWENA PARK SUBDIVISION, LOCATED IN SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.

BEARINGS ARE BASED ON PREVIOUS SURVEYS OF RECORD

SCALE 1"= 30 FEET

EASEMENT "A"

AN EASEMENT FOR INGRESS AND EGRESS THIRTY FEET IN WIDTH OVER PART OF LOTS 18, 19 AND 24 OF ROWENA PARK SUBDIVISION, AS RECORDED IN VOLUME 5 OF WALWORTH COUNTY PLATS AS PAGE 105 AS DOCUMENT NO. 132133, AND ALSO OVER LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1650 AS RECORDED IN VOL. 7 OF CERTIFIED SURVEY MAPS AS PAGES 353-355 AS DOCUMENT NO. 156419 AND ALSO LOT 1 OF CERTIFIED SURVEY MAP NO. 1649 AS RECORDED IN VOL. 7 OF CERTIFIED SURVEY MAPS AS PAGES 350 - 352 AS DOCUMENT NO. 156418, LOCATED IN SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND IRON PIPE WHICH MARKS THE NORTHEAST CORNER OF SAID LOT 24; THENCE S 84°29'00" W ALONG THE NORTH LINE OF SAID LOT 24 AND THE SOUTHERLY LINE OF SHELTON ROAD 26.19 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 31°45'13" E ALONG SAID CENTERLINE 55.26 FEET; THENCE S 26°47'02" E ALONG SAID CENTERLINE 81.16 FEET; THENCE S 5°34'55" E ALONG SAID CENTERLINE 77.59 FEET; THENCE S 12°36'52" W ALONG SAID CENTERLINE 125.71; THENCE S 38°06'01" W ALONG SAID CENTERLINE 34.26 FEET; THENCE S 55°05'29" W ALONG SAID CENTERLINE 40.29 FEET; THENCE S 34°34'18" W 1.98 FEET TO A POINT IN THE EASTERLY LINE OF LOT 21 EXTENDED AND TO THE POINT OF TERMINATION OF SAID EASEMENT.

EASEMENT "B"

AN EASEMENT FOR INGRESS AND EGRESS THIRTY FEET IN WIDTH OVER PART OF LOTS 20, 21, 22 AND 24 OF ROWENA PARK SUBDIVISION, AS RECORDED IN VOLUME 5 OF WALWORTH COUNTY PLATS AS PAGE 105 AS DOCUMENT NO. 132133, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1650 AS RECORDED IN VOL. 7 OF CERTIFIED SURVEY MAPS AS PAGES 353- 355 AS DOCUMENT NO. 156419, LOCATED IN SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND IRON PIPE WHICH MARKS THE NORTHEAST CORNER OF SAID LOT 24; THENCE S 84°29'00" W ALONG THE NORTH LINE OF SAID LOT 24 AND THE SOUTHERLY LINE OF SHELTON ROAD 26.19 FEET TO THE CENTERLINE OF AN EXISTING THIRTY FOOT WIDE EASEMENT FOR INGRESS AND EGRESS; THENCE S 31°45'13" E ALONG SAID CENTERLINE 55.26 FEET; THENCE S 26°47'02" E ALONG SAID CENTERLINE 81.16 FEET; THENCE S 5°34'55" E ALONG SAID CENTERLINE 77.59 FEET; THENCE S 12°36'52" W ALONG SAID CENTERLINE 125.71; THENCE S 38°06'01" W ALONG SAID CENTERLINE 34.26 FEET; THENCE S 55°05'29" W ALONG SAID CENTERLINE 40.29 FEET; THENCE S 34°34'18" W ALONG SAID CENTERLINE 1.98 FEET TO A POINT IN THE EASTERLY LINE OF LOT 21 EXTENDED AND TO THE POINT OF BEGINNING; THENCE S 34°34'18" W ALONG SAID CENTERLINE 42.72 FEET; THENCE S 22°29'51" W ALONG SAID CENTERLINE 93.46 FEET TO A POINT IN THE WESTERLY LINE OF A LOT LINE ADJUSTMENT OF LOT 22 AND THE POINT OF TERMINATION OF SAID CENTERLINE.

LOT LINE ADJUSTMENT

A PORTION OF LOT 22 AND VACATED RIGHT-OF-WAY OF ROWENA PARK SUBDIVISION, AS RECORDED IN VOLUME 5 OF WALWORTH COUNTY PLATS AS PAGE 105 AS DOCUMENT NO. 132133, LOCATED IN SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE S 12°57'45" E ALONG THE EASTERLY LINE OF SAID LOT 22, 400.83 TO A FOUND IRON ROD ON A MEANDER LINE, SAID IRON ROD BEING N 12°57'45" W 20.25 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE S 66°55' W ALONG SAID MEANDER LINE 15.36 FEET TO A SET IRON ROD, SAID IRON ROD BEING N 14°36'58" W 20.16 FEET MORE OR LESS FROM THE SHORE OF GENEVA LAKE; THENCE N 14°36'58" W 407.05 FEET TO A SET IRON ROD IN THE NORTHERLY LINE OF SAID LOT 22; THENCE CONTINUE N 14°36'58" W 15.20 FEET TO A POINT IN THE CENTERLINE OF SAID VACATED RIGHT-OF-WAY; THENCE N 84°09'00" E ALONG SAID CENTERLINE 27.52 FEET; THENCE S 12°57'45" E ALONG THE EASTERLY LINE OF LOT 22 EXTENDED 15.14 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS A LOT LINE ADJUSTMENT BETWEEN ADJOINING OWNERS OF LAND AND CONTAINS 0.21 ACRES OF LAND MORE OR LESS. **SAID PARCEL INCLUDES ALL THE LAND BETWEEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SHORE OF GENEVA LAKE.**

RECEIVED NOV 2 1992

OWNER: JOHN C. TOWER
C/O TOWER MADISON CORP.
929 S. ALPINE RD. SUITE 410
ROCKFORD, ILL. 61108

REVISED 7/21/92
10/20/92

WISCONSIN LAND SURVEYOR KENNETH B. ABERNATHY JR. S-1594

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, visible encroachments, if any, 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.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: 7/3/92 Job No. 92.603

LINE	BEARING	DISTANCE
L1	S 12°57'45" E	16.25
L2	S 12°57'45" E	4.00
L3	S 18°21'05" E	14.52
L4	S 27°19'31" E	3.00

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
- —x—x— EXISTING FENCE

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PLAT OF SURVEY

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SCALE 1"= 30 FEET

BEARINGS ARE BASED ON PREVIOUS SURVEYS OF RECORD

SHELTON ROAD
50' WIDE
N 84°29'00" E 200.10'
POINT OF COMMENCEMENT FOR EASEMENT "A"
NE CORNER LOT 24
TENNIS COURT
LOT 24
1.59 ACRES
SUMMERS STREET 30' WIDE
EASEMENT "A" 30' WIDE
POINT OF TERMINATION FOR EASEMENT "A"
POINT OF COMMENCEMENT FOR EASEMENT "B"
EASEMENT "B" 30' WIDE
EXISTING MOUND SYSTEM
LOT 18
LOT 19
LOT 20
LOT 21
0.76 ACRES
LOT 22
0.72 ACRES
LOT 23
0.95 ACRES
LOT 24
CENTERLINE OF EXISTING DRIVEWAY
DRIVEWAY 8' - 10' WIDE
LOT LINE ADJUSTMENT
0.21 ACRES
0.52 ACRES REMAINDER
RESIDENCE TO BE REMOVED
RESIDENCE
GARAGE
SHED
WELL
MOUND PUMP + CLEANOUT
SOIL BORINGS
CENTERLINE EXISTING DRIVEWAY
POINT OF TERMINATION FOR EASEMENT "B"
PIER
LAKE GENEVA
RIPARIAN ZONE LINE AS DETERMINED BY KNITTER METHOD BY SURVEY TO WEST
BUOY
SOUTH 247.77'
S 0°02'00" E 347.24'
N 0°02'00" W 194.12'
S 20°52'16" E 567.71'
S 20°07'11" E 378.81'
S 18°26'10" E 394.64'
S 12°57'45" E 436.22'
S 14°36'58" E 442.42'
S 7°05'06" E 445.84'
N 0°06'50" E 883.36'
S 89°57'10" W 240.87'
N 84°09'00" W 150.08'
N 84°09'00" W 176.08'
S 84°09'27" W 27.08'
S 84°09'00" E 121'
S 5°34'55" E 77.59'
S 12°36'52" W 125.71'
S 31°45'13" E 81.16'
S 26°47'02" E 55.26'
S 39°36'10" E 152.88'
S 20°07'05" E 159.87'
N 69°58'14" W 25.86'
N 82°58'14" W 87.21'
N 69°58'14" W 87.21'
N 12°00'00" W 83.23'
A=50.00' R=50.00' L=78.54' CH=70.71'
A=50.00' R=50.00' L=78.54' CH=70.71'
A=50.00' R=50.00' L=78.54' CH=70.71

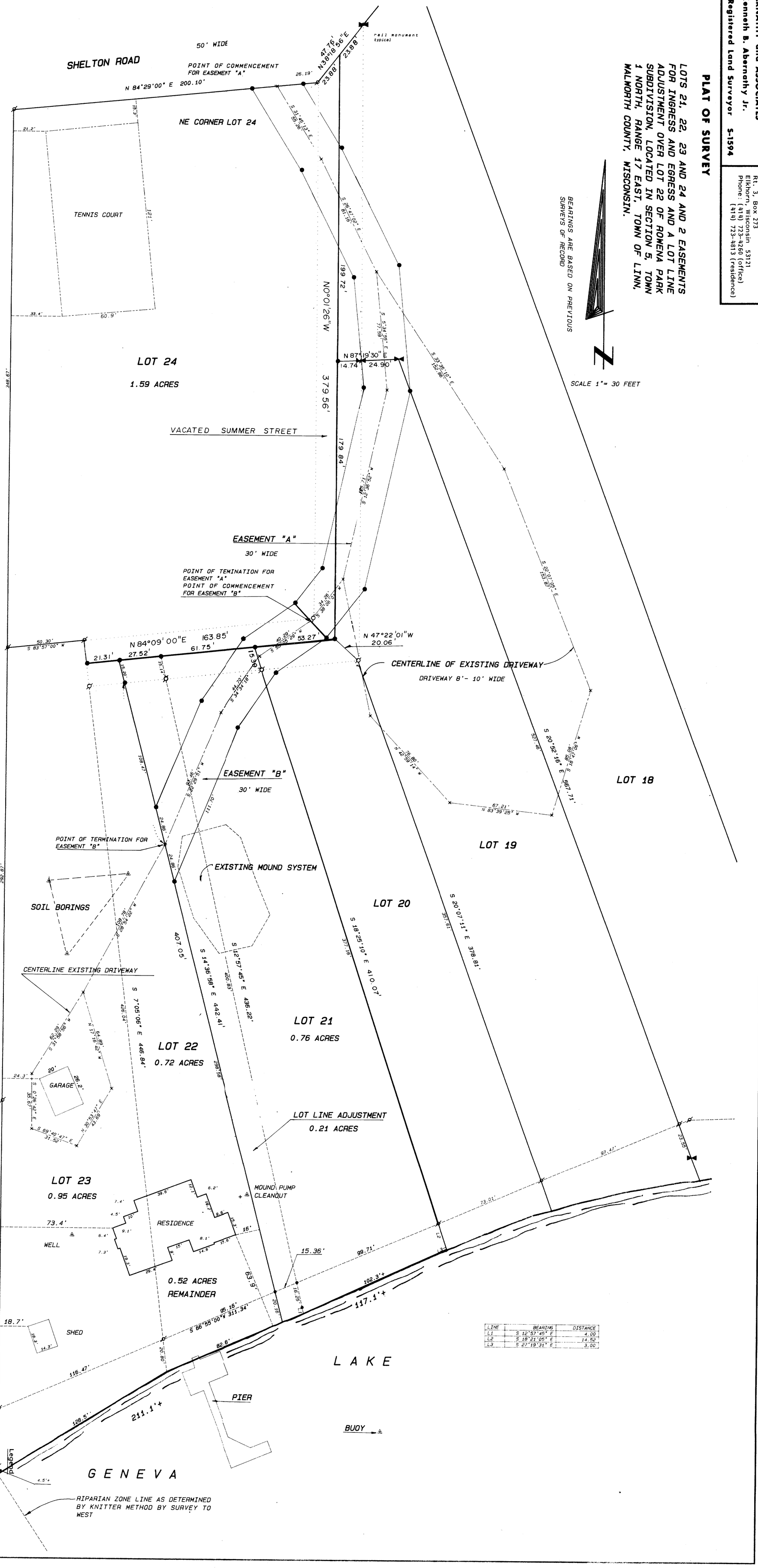
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WISCONSIN KENNETH B. ABERNATHY, JR. S-1594 ELKHORN, WI LAND SURVEYOR

Legend
- ● FOUND IRON PIPE
- □ FOUND IRON ROD
- ⊗ FOUND BRASS CAPPED MONUMENT
- + CHISEL CUT IN CONCRETE
- ● FOUND CONCRETE MONUMENT
- ● SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- ● SET IRON ROD, 30" LONG, WEIGHING 4.3 LBS./LINEAL FT., 1-11/16" DIA.
- (xx) RECORDED AS DIMENSION
- —x— EXISTING FENCE

SCALE: 1"= 30 FEET

"I hereby certify that I have surveyed the above described property and that this survey is a correct representation thereof and shows the size and location of the property, the exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments. 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."

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WISCONSIN REGISTERED LAND SURVEYOR
S-1594

Date: 7/13/92 Job No. 92.603
REVISED 7/29/92
REVISED 9/16/92