

PLAT OF SURVEY

ORDERED BY: SCHAUER BUILDING, INC.
4115 HIGHWAY 51 NORTH
JANESVILLE, WISCONSIN
53545-9674

CLIENT REFERENCE: KATHLEEN KELLY

LAKE COMO

ELEV. 849.4' 5/3/00

LEGAL DESCRIPTION AS FOUND IN VOL. 669, PAGE 4081, DOC # 436820 OF WALWORTH COUNTY RECORDS

LOT 57 OF CONSUMERS COMPANY SUBDIVISION ON LAKE COMO, LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

ALSO: ALL THAT PORTION OF THE NORTH 85 FEET OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 57, CONSUMERS COMPANY SUBDIVISION; THENCE CONTINUE SOUTHEASTERLY ON A LINE THAT IS PERPENDICULAR TO THE CENTER LINE OF THE RAILROAD RIGHT OF WAY 20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY FROM SAID POINT ON THIS LINE TO THE SOUTH LINE OF THE SAID RIGHT-OF-WAY; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE RAILROAD RIGHT-OF-WAY TO A POINT THAT IS APPROXIMATELY 105 FEET ON A LINE FROM THE SOUTHEAST CORNER OF LOT 57, WHICH LATTER LINE IS, ALSO, PERPENDICULAR TO THE CENTER LINE OF THE RIGHT-OF-WAY; THENCE NORTHWESTERLY FROM THIS POINT ON A LINE PERPENDICULAR TO THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE WESTERLY ALONG THIS NORTH BOUNDARY LINE OF THE RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SUBJECT TO: A RIGHT-OF-WAY FOR THE EXISTING ROAD ACROSS THE NORTH 40 FEET, THE ABOVE DESCRIBED PARCEL. THE GRANTOR HEREBY RESERVES AN EASEMENT TO CONSTRUCT AND MAINTAIN UTILITY SERVICE LINE ON THE PROPERTY, PROVIDED ALWAYS, THAT THE GRANTOR, AT HIS EXPENSE SHALL BEAR THE COST OF RESTORING OR MAINTENANCE WORK ON THE UTILITY LINES. THE GRANTOR RESERVES A FOOTPATH ACROSS THE PROPERTY FOR THE USE OF PUBLIC. IT IS INTENDED THAT THIS FOOTPATH BE THE SAME TYPE OF FOOTPATH RIGHT, WHICH EXIST ALONG THE SHORE LINE OF LAKE GENEVA, EXCEPT THAT THE GRANTEE SHALL HAVE THE RIGHT TO ESTABLISH OR REESTABLISH ON ANY PORTION OF THE LAND HEREIN CONVEYED THE LOCATION OF THE SAID FOOTPATH, WHICH SHALL BE AT LEAST FIVE (5) FEET IN WIDTH. IF ANY UTILITY IS CONSTRUCTED ON SAID EASEMENT GRANTOR OR ASSIGNS TO RESTORE PROPERTY TO SAME CONDITION AS BEFORE.

NOTES:

1. THIS SURVEY RETRACES A PREVIOUS PLAT OF SURVEY BY GARY FOAT, DATED APRIL 7, 1997, WHICH WAS PROVIDED BY THE OWNER TO ASSIST IN THE PREPARATION OF THIS PLAT.
2. BENCHMARK DESIGNATED AS "A" IS THE TOP OF FOUND IRON PIPE ELEV. 851.86'
3. BENCHMARK DESIGNATED AS "B" IS THE TOP OF FOUND IRON PIPE ELEV. 860.50'
4. AN EASEMENT FOR RIGHT-OF-WAY OVER THE PARCEL DESCRIBED AS THE NORTHERLY 85 FEET OF THE CHICAGO AND NORTHWESTERN RIGHT-OF-WAY WAS SCALED FROM THE ORIGINAL PLAT.
5. NO OBVIOUS FOOTPATH EXIST AT THE TIME OF THIS SURVEY.
6. THE SHORELAND SETBACKS OF THE ADJACENT RESIDENCES (59.4' & 36.9') WERE USED TO AVERAGE A SHORELAND SETBACK FOR LOT 57 OF 48.2'.

NOTE:

TOP OF EXISTING FOUNDATION ELEVATION IS
857.9'

REVISED JUNE 12, 2000

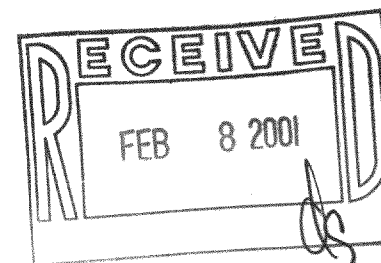
REVISED TO SHOW EXISTING FOUNDATION 8/22/00

REVISED ON SEPTEMBER 8, 2000

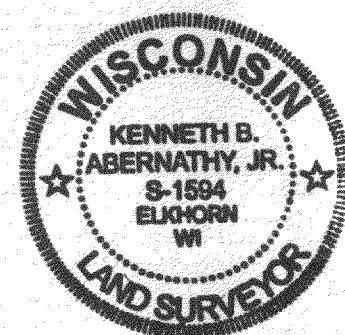
SCALE: 1 INCH = 20 FEET

Legend

- 2" FOUND IRON PIPE
- 1" FOUND IRON ROD
- 1" FOUND BRASS CAPPED MONUMENT
- 1" FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS. LINEAL FT., 1.4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS. LINEAL FT., 1.1116" DIA.
- XXXI RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 20 FEET



I hereby certify that the above described property has been surveyed by me or under my direction, and that the above map is a true representation thereof and shows the location of the property, its exterior boundaries, the location of all visible structures and dimensions of improvements, buildings, fences, boundary lines, easements, roadways and visible easements, if any.

This survey is made for the use of the person or persons of the property and its heirs, assigns, mortgagees, tenants, or successors in interest, and shall be a part of the public records.

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

Date: August 23, 2000 Job No. 00.408