

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

SURVEY BY R.A. SMITH & ASSOC., INC.
DATED 1/30/90
PROJ. NO. 896390-890-890

A PARCEL OF LAND LOCATED IN
THE SOUTHWEST 1/4 OF
SECTION 30, TOWN 2 NORTH,
RANGE 18 EAST, TOWN OF
LYONS, WALWORTH COUNTY,
WISCONSIN.

CITY OF LAKE GENEVA LIMITS

N 0°32'57" W 230.99'
(N 0°30'47" W 230.92' SMITH)

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PREVIOUS H. KOLB SURVEY
DATED NOV. 13, 1989

CITY OF LAKE GENEVA LIMITS

(N 89°29'07"E 95.70' SMITH)
S 89°27'39" W 95.77'

N 0°11'09"E 3.67'
(S 0°25'30"E 3.71' SMITH)

N 0°28'18" W 241.06'
(N 0°19" W 244.50')

(S 89°35'42"W 939.54' SMITH)

N 89°35'03" E 100.19'

(WEST 100')

EXISTING CHAIN LINK FENCE

OWNERS: JOSEPH and MARLYN GLASS

7240 PELLAR ROAD
LAKE GENEVA, WI. 53147

SEPTIC VENT

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24,163 S.F.
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SEPTIC

WOOD DECK

EXISTING RESIDENCE

PROPOSED GARAGE

COVERED STOOP

WELL

EXISTING GARAGE

(S 88°24'18"W 95.37' SMITH)

95.37'
N 88°21'26" E

CITY OF LAKE GENEVA LIMITS

SOUTHWEST CORNER
SEC. 30-2-18

fd. iron pipe is N 5°48'W 0.17' from true corner

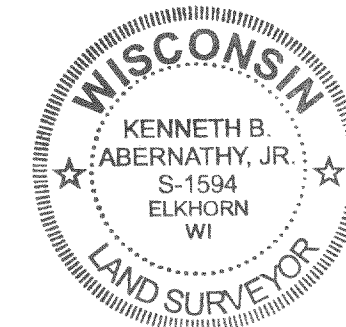
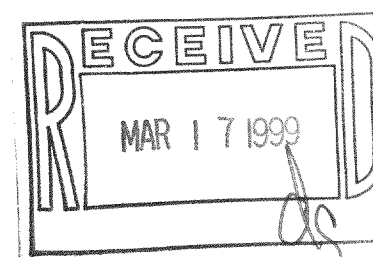
S 89°54'09"W 2604.32'
SOUTH LINE SEC. 30-2-18

PELLAR ROAD
66' WIDE

33'

33'

SOUTH 1/4 CORNER
SEC. 30-2-18



fd. iron pipe S 0°26'30"E 0.55
from true corner

839.45'
(840.50')

(WEST)

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SURVEYOR'S COMMENT

THE LOCATION AND WIDTH OF TURKEY FARM ROAD IS QUESTIONABLE. THE WIDTH IS SHOWN ON THE REFERENCED KOLB SURVEY AS 66' WIDE AND LOCATED NORTH OF THE SECTION LINE. A SUBSEQUENT R.A. SMITH SURVEY SHOWS THE WIDTH TO BE 49.5' WIDE AND LOCATED NORTH OF THE SECTION LINE. HIGHWAY PLANS FOR HIGHWAY "12" (PROJ. NO. T 04-1 (21) SHOW THE WIDTH TO BE 49.5' WIDE AND CENTERED ON THE SECTION LINE. VOL. 1 P. 171 OF THE TOWN CLERK'S RECORD BOOK INDICATES A LEGAL DESCRIPTION FOR THE SUBJECT ROAD WITH THE CENTERLINE LYING 24.75 FEET NORTH OF THE SECTION LINE DATED MAY 12, 1886. THIS INTERPRETATION IS THE SAME AS INDICATED ON THE SMITH SURVEY WITH WHICH THIS SURVEY AGREES. THE ROAD IS NOT IMPROVED NOR MAINTAINED BY EITHER THE CITY OF LAKE GENEVA NOR THE TOWN OF LYONS. THE OWNERS PROPERTY LINE IS THE SOUTH LINE OF SECTION 30-2-18.

SHOWN AS 49.5' WIDE ON OTHER SURVEYS

GRAVEL ROADWAY
(UNIMPROVED)

(WEST 444.50')

(EAST 23.8 RODS)

N 89°39'26"E 392.70'

SCALE 1" = 20 FEET

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, and all bearings are referred to Grid North.

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.
- 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 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, railways 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: DEC 30, 1998 Job No. 981115

218-1052
NLY-30-7A