

ABERNATHY and ASSOCIATES

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Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

LINE	BEARING	DISTANCE
L1	N 70°27'51" W	50.00
L2	S 73°52'10" E	50.09

WEST 1/4 CORNER
SEC. 25-2-18

1148.24'
N 89°56'15"E
N. LINE SW 1/4 25-2-18

TERMINATED
PORTION
TEMPORARY EASEMENT

71.49

82.51

EXISTING BLACKTOP ROADWAY

BRIDGE

C.S.M. NO. 1207
(WELCH)

EASEMENT LEGAL DESCRIPTION

A FIFTY (50') FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1207 AS RECORDED IN VOL. 5 AT PAGE 297 AS DOCUMENT NO. 75518, BEING A PART OF THE SW 1/4 OF SECTION 25, T2N, R18E, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 19°32'09" E ALONG THE EASTERLY LINE OF SAID LOT, 300.00 FEET; THENCE N 70°27'51" W 50.00 FEET; THENCE S 19°32'09" W 302.98 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT; THENCE S 73°52'10" E ALONG SAID SOUTHERLY LINE 50.09 FEET TO THE POINT OF BEGINNING.

SOUTHEAST CORNER
C.S.M. # 1207

PERMANENT EASEMENT
N 19°32'09" E 300.00
S 19°32'09" W 302.98

C.S.M. NO. 3515
(SWATEK)

BRIDGE

SCALE 1" = 50 FEET

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

SCALE: 1" = 50 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, 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.

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WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: July 11, 2003 Job No. 00.910

