

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

W4056 Bray Road
Elkhorn, Wisconsin 53121
Phone: (414) 723-4260 (office)
(414) 723-4813 (residence)

Legal Description

Lot 72 and the North 64.00 feet of Lot 71 of
Sylvan Trace Subdivision located in Section 2,
T. 3 N., R. 16 E., Walworth County, Wisconsin.

Owners: Matthew R. & Mary B. Fluger
1030 George Street
Lake Geneva, Wisconsin 53147

Unplatted Lands

(S 88°33'00" E)
S 88°28'54" E
282.70'
(282.81')

PLAT OF SURVEY

Soils Test Boring
(TYPICAL)

Area

Test

Soils

66' Wide

Road

Brainerwood

Lot

72

Lot

71

1 Acre ±
Total

Proposed

Dwelling

Lot

71

NOTE
WOOD STAKES HAVE BEEN PLACED AT BUILDING CORNERS.
BUILDER IS TO VERIFY DIMENSIONS WHICH HAVE BEEN
ROUNDED TO THE NEAREST TENTH OF A FOOT TO INSURE
PROPER PLAN INTERPRETATION AND CONTACT THIS OFFICE
IMMEDIATELY IF ANY DISCREPANCY EXISTS.

Platted

(188.35')
187.93'
N 89°29'05" W
(N 89°33'05" W)

S 11°14'00" W 106.72'
(S 11°12'55" W 106.64')

(65.14')

(62.1')

(38.4')

(40.1')

(31.0')

(19.0')

(2.3')

(2.3')

(4.0')

(26.3')

(24.7')

(24.0')

(50.7')

(41.70')

(66')

(121.13')

(121.21')

S 37°14'38" W

BEARING BASIS THIS PLAT

(142.89')
142.48'
N 0°01'53" W
(N 0°07'10" W)

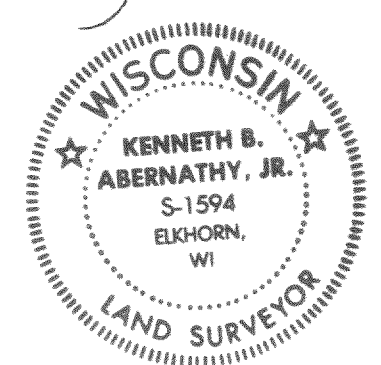
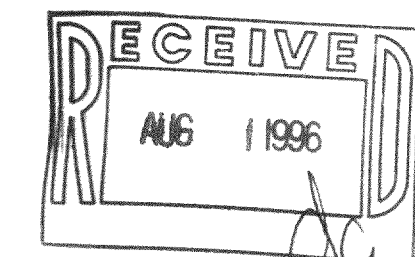
12' WIDE UTILITY EASEMENT

Unplatted Lands

(64.00')
64.49'
N 0°24'19" W
(N 0°07'10" W)

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS-CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD: 14" LONG, WEIGHING 1.5 LBS. LINEAL FT., 3/4" DIA.
- SET IRON ROD: 30" LONG, WEIGHING 4.5 LBS. LINEAL FT., 1-1/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1"= 10 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 hereafter within one year from date hereof.

Kenneth B. Abernathy, Jr.

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

Date: May 30, 1996 Job No. 1996-516

6ST-72
316-836