

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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# PLAT OF SURVEY

OWNERS: JIM AND RENEE PRICE  
RT. 3 BOX 43  
ELKHORN, WI. 53121

LOT 1 OF CERTIFIED SURVEY MAP NO. 1844 AS RECORDED IN VOL. 8 OF CERTIFIED SURVEYS AS PAGES 353 - 355 AS DOCUMENT NO. 181525. LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 3 NORTH, RANGE 17 EAST, TOWN OF LA FAYETTE, WALWORTH COUNTY, WISCONSIN.

## LEGAL DESCRIPTION FOR PARCEL "A"

A PARCEL OF LAND LOCATED IN LOT 1 OF CERTIFIED SURVEY MAP NO. 1844 AS RECORDED IN VOL. 8 OF CERTIFIED SURVEYS AS PAGES 353 - 355 AS DOCUMENT NO. 181525. LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 3 NORTH, RANGE 17 EAST, TOWN OF LA FAYETTE, WALWORTH COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE N 87°47'31" W ALONG THE NORTH LINE OF SAID SECTION 17 179.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 17 776.30 FEET TO A IRON ROD; THENCE S 4°10'25" E ALONG THE WEST LINE OF SAID LOT 1 66.41 FEET TO A POINT; THENCE S 87°47'31" E 515.21 FEET TO A POINT; THENCE S 0°40'33" W 654.91 FEET TO A POINT; THENCE S 88°40'50" E 255.40 FEET TO A POINT; THENCE N 0°40'33" E 716.97 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 5.0 ACRES OF LAND MORE OR LESS.

## NOTE:

THIS LEGAL DESCRIPTION REPRESENTS A 5.0 ACRE PORTION OF LOT 1 OF CERTIFIED SURVEY MAP #1844 WHICH INCLUDES THE PROPOSED RESIDENCE, WELL, SEPTIC SYSTEM, AND DRIVEWAY. THIS MAP AND LEGAL DESCRIPTION WAS PREPARED AT THE OWNERS REQUEST TO SATISFY MORTGAGE RESTRICTIONS. THIS PARCEL REMAINS INTACT UNDER ONE TAX KEY NUMBER AND ANY ATTEMPT TO SPLIT PARCEL "A" FROM LOT 1 OF CERTIFIED SURVEY MAP #1844 WOULD RESULT IN AN ILLEGAL LAND DIVISION AND SUBSEQUENT LEGAL ACTION BY THE VARIOUS GOVERNING BODIES. THEREFORE, THE LEGAL DESCRIPTION FOR PARCEL "A" IS TO BE USED SOLELY FOR FINANCING PURPOSES. PARCEL "A" WAS NOT MONUMENTED BY AGREEMENT WITH SAID OWNER IN ACCORDANCE WITH A-E 7.07 OF THE WISCONSIN ADMINISTRATIVE CODE.

## PARTIES TO THE AGREEMENT:

OWNER: Jim Price 4-15-91  
JIM PRICE

SURVEYOR: Kenneth B. Abernathy Jr.  
KENNETH B. ABERNATHY JR.  
RLS. #S-1594

C.T.H. "ES"

NORTH LINE SEC. 17-3-17

NORTHEAST CORNER SEC. 17-3-17

SEE CERTIFIED SURVEY MAP FOR ACCESS DETAIL

DRIVEWAY

CENTER LINE

LOT 1 CSM # 1844  
17.40 ACRES

RESIDENCE

UNDER CONSTRUCTION

PARCEL "A"  
5.0 ACRES ±

SOILS TEST AREA



SCALE 1" = 80 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
- EXISTING FENCE



SCALE: 1" = 80' 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 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.  
KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR,  
S-1594

Date: APRIL 15, 1991 Job No. 1983.503  
REVISED 7/15/91 "AS BUILT RESIDENCE"



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