ABERNATHY and ASSOCIATES
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Wisconsin Registered Land Surveyor S-1594

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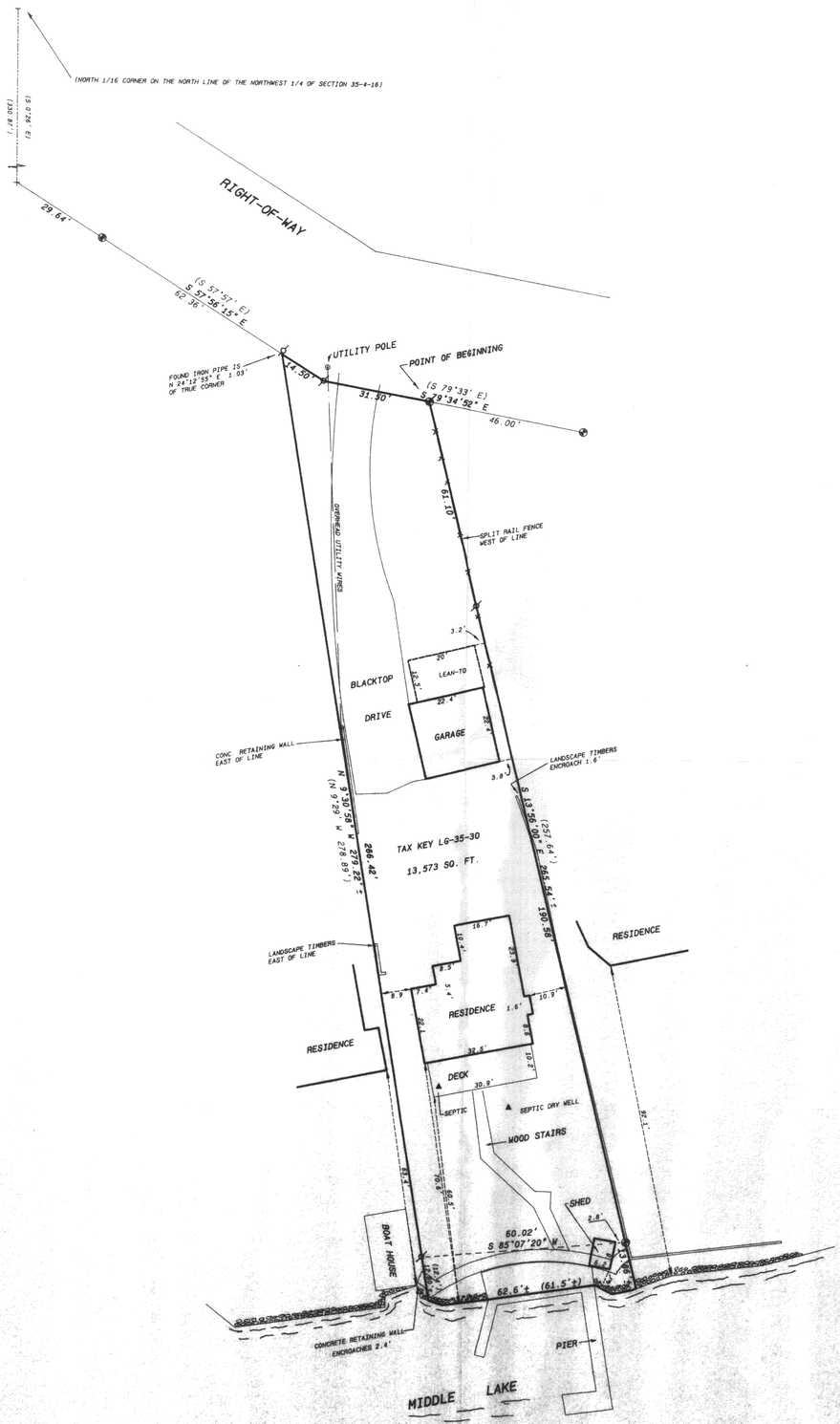
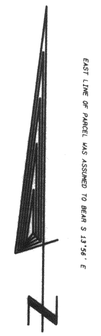
PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION AS FOUND IN VOL. 649, P. 202, DOC #361642

A PARCEL OF LAND LOCATED IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS TO WIT; COMMENCING AT THE NORTH 1/16TH SECTION CORNER ON THE NORTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION; THENCE S 0°26'00" E ALONG THE 1/16TH SECTION LINE 330.87 FEET TO A POINT; THENCE S 57°57' E 106.50 FEET; THENCE S 79°33' E 31.50 FEET TO THE PLACE OF BEGINNING; THENCE S 13°56' E 257.64 FEET TO THE SHORE OF MIDDLE LAKE AT LOW WATER LINE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SHORE AT LOW WATER LINE 61.50 FEET MORE OR LESS TO A POINT THAT IS LOCATED 12.4 FEET S 9°29' E FROM AN IRON PIPE; THENCE N 9°29' W 278.89 FEET TO AN IRON PIPE; THENCE S 57°57' E 14.50 FEET; THENCE S 79°33' E 31.50 FEET TO THE PLACE OF BEGINNING.
TOGETHER WITH A RIGHT OF WAY FOR PEDESTRIANS, AUTOMOBILES AND OTHER VEHICULAR TRAVEL OVER THE FOLLOWING DESCRIBED PARCEL OF LAND LOCATED IN THE NORTHWEST FRACTION 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN: COMMENCING AT THE NORTH 1/16TH SECTION CORNER ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE S 0°26' E ALONG THE 1/16TH SECTION LINE 330.87 FEET; THENCE S 57°57' E 33.04 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 57°57' E 73.46 FEET; THENCE S 79°33' E 113.33 FEET; THENCE N 71°20' E 97.37 FEET; THENCE N 64°06' E 99.96 FEET; THENCE N 52°22' E 130.08 FEET; THENCE N 46°03' E 107.61 FEET; THENCE N 32°27' E 126.92 FEET; THENCE N 03°51' W 79.48 FEET TO THE SOUTHERLY LINE OF THE PUBLIC ROAD; WHICH POINT IS LOCATED ON THE NORTH LINE OF SAID NORTHWEST FRACTIONAL 1/4; THENCE WEST 40.13 FEET; THENCE S 03°51' W 66.13 FEET; THENCE S 32°27' W 111.95 FEET; THENCE S 46°03' W 100.63 FEET; THENCE S 52°22' W 123.76 FEET; THENCE S 64°06' W 93.32 FEET; THENCE S 71°20' W 84.45 FEET; THENCE N 79°33' W 95.31 FEET; THENCE N 57°57' W 65.83 FEET; THENCE S 32°03' W 40 FEET TO THE PLACE OF BEGINNING.





SCALE: 1 INCH = 20 FEET

OWNERS: STEPHEN L. BRODWOLF
KAREN L. BRAUN
3629 N. MARSHFIELD
CHICAGO, ILL. 60613

SHOREYARD SETBACKS BY AVERAGING

WESTERLY RESIDENCE	*63.4'*	
EASTERLY RESIDENCE	*75'*	*(92.1' ACTUAL)*
	138.4' ÷ *2*	
RESIDENCE MINIMUM SETBACK	*69.2'*	
DECK MINIMUM SETBACK	*63.2'*	

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

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

RECEIVED
MAR 17 1999

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, 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.
WISCONSIN REGISTERED LAND SURVEYOR, S-1594
Date: March 3, 1999 Job No. 98.110Z

416-1436
HLG-35-30