

ALEXANDRA NO. 6, A CONDOMINIUM

A Condominium being part of the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 30, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

LEGAL DESCRIPTION

Part of Lot 1 of Certified Survey Map No. 3552 as recorded in Vol. 21 as Pages 35-37 as Document No. 0555753, being part of the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 30, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at the South 1/4 Corner of said Section 30; Thence North 02°32'51" W along the westerly line of said Lot 1, 972.79 feet to a point in the southwesterly line of Market Street; Thence S 58°19'21" E along said road line 152.81 feet to a point in the centerline of Dylan Drive and the POINT OF BEGINNING;

THENCE continue South 58°19'21" East along said road line a distance of 108.46 feet to a point of curve;

THENCE along said road line along a curve to the right having a radius of 260.00 feet a delta of 26 degrees 47 minutes 30 seconds, an arc length 121.58 feet and a chord which bears South 44°55'36" East having a chord distance of 120.47 feet to a point of tangency;

THENCE South 31°31'51" East along said road line a distance of 352.69 feet;

THENCE South 25°52'46" East along said road line a distance of 173.99 feet;

THENCE South 59°33'00" West a distance of 246.65 feet;

THENCE South 87°29'00" West a distance of 61.61 feet;

THENCE North 02°32'51" West a distance of 306.72 feet to a point in the centerline of Ryan Lane;

THENCE North 30°27'01" West along said centerline a distance of 195.03 feet to a point of curve;

THENCE along said centerline, along a curve to the left having a radius of 50.00 feet a delta of 62 degrees 05 minutes 50 seconds, an arc length 54.19 feet and a chord which bears North 61°29'56" West having a chord distance of 51.58 feet to a point of tangency;

THENCE South 87°27'09" West along said centerline a distance of 12.50 feet to an intersection point in the centerline of Dylan Drive;

THENCE North 02°32'51" West along said centerline a distance of 172.43 feet to a point of curve;

THENCE along said centerline, along a curve to the right having a radius of 100.00 feet a delta of 33 degrees 45 minutes 04 seconds, an arc length 58.91 feet and a chord which bears North 14°19'41" East having a chord distance of 58.06 feet to the POINT OF BEGINNING, and containing 136,783 square feet or 3.14 acres of land more or less.

NOTES:

- 1) THE BUILDINGS AS SHOWN ON THIS PLAT ARE BASED ON FOUNDATION PLANS SUPPLIED BY THE BUILDER. THE FRONT ENTRY STOOP (5'-4" X 4') HAS BEEN SHOWN AS PART OF THE FOUNDATION WHICH IS NOT SHOWN ON THE DIAGRAMMATIC FLOOR PLANS.
- 2) THE INTERIOR UNIT LINES AS SHOWN ARE LOCATED IN THE CENTER OF AN 8" WIDE MASONRY WALL.
- 3) ALL UNITS HAVE A CONCRETE PATIO ADJACENT TO THE UNIT IN THE REAR OF THE BUILDING AND A CONCRETE OR BLACKTOP DRIVEWAY ADJACENT TO THE UNIT AT THE FRONT OF THE BUILDING. BOTH ARE LIMITED COMMON ELEMENTS EXCLUSIVE TO EACH UNIT.
- 4) ALL OTHER AREAS HAVE BEEN DESIGNATED AS COMMON ELEMENTS.
- 5) ALL TIES TO BUILDING CORNERS ARE PERPENDICULAR OR RADIAL.

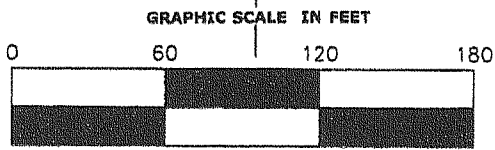
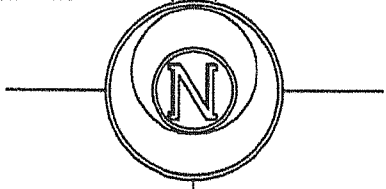
Center of Section 30-3-17
N = 255,594.79
E = 2,394,544.72

South 1/4 Corner Section 30-3-17
N = 252,950.33
E = 2,394,652.37

ch = N 14°19'41" E 58.06'
R=100.00'
Δ = 33°45'04"
L=58.91'

ch = N 61°29'56" W 51.58'
R=50.00'
Δ = 62°05'50"
L=54.19'

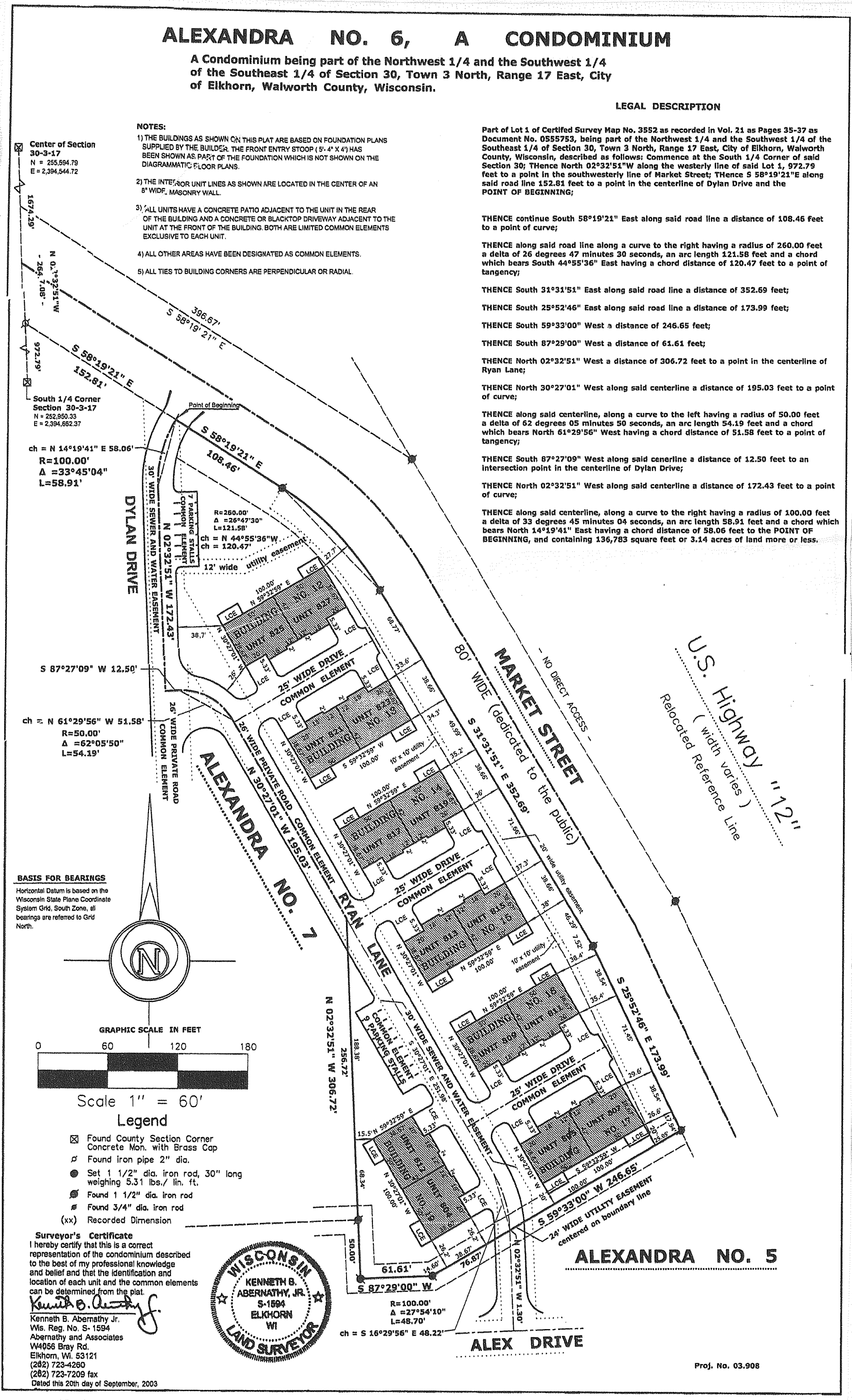
BASIS FOR BEARINGS
Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, all bearings are referred to Grid North.



Scale 1" = 60'
Legend

- ☒ Found County Section Corner Concrete Mon. with Brass Cap
- ⊕ Found Iron pipe 2" dia.
- ⊙ Set 1 1/2" dia. iron rod, 30" long weighing 5.31 lbs./lin. ft.
- ⊙ Found 1 1/2" dia. iron rod
- ⊙ Found 3/4" dia. iron rod
- (xx) Recorded Dimension

Surveyor's Certificate
I hereby certify that this is a correct representation of the condominium described to the best of my professional knowledge and belief and that the identification and location of each unit and the common elements can be determined from the plat.
Kenneth B. Abernathy, Jr.
Kenneth B. Abernathy Jr.
Wis. Reg. No. S-1594
Abernathy and Associates
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(262) 723-7209 fax
Dated this 20th day of September, 2003



ALEXANDRA NO. 5