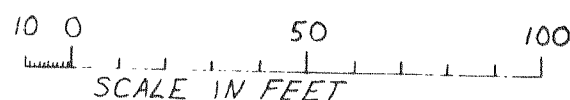
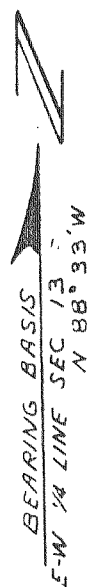


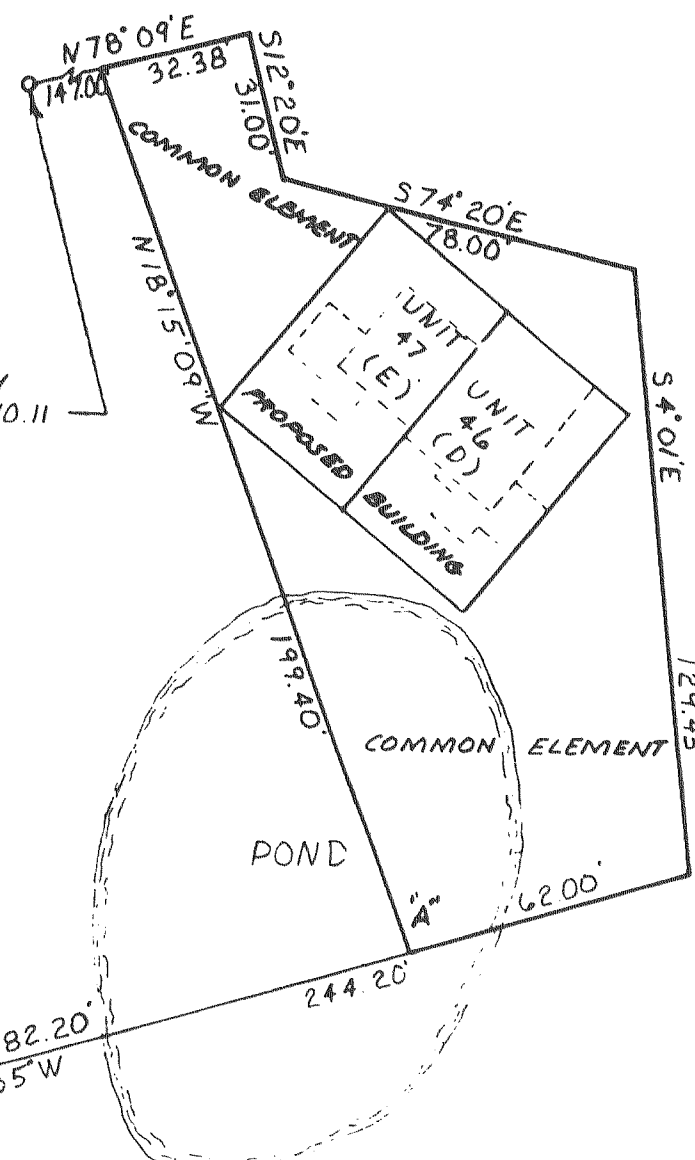
ABBEY SPRINGS CONDOMINIUM NO. 11

EXHIBIT A-1 PHASE IX DEVELOPMENT

WALWORTH COUNTY, WISCONSIN



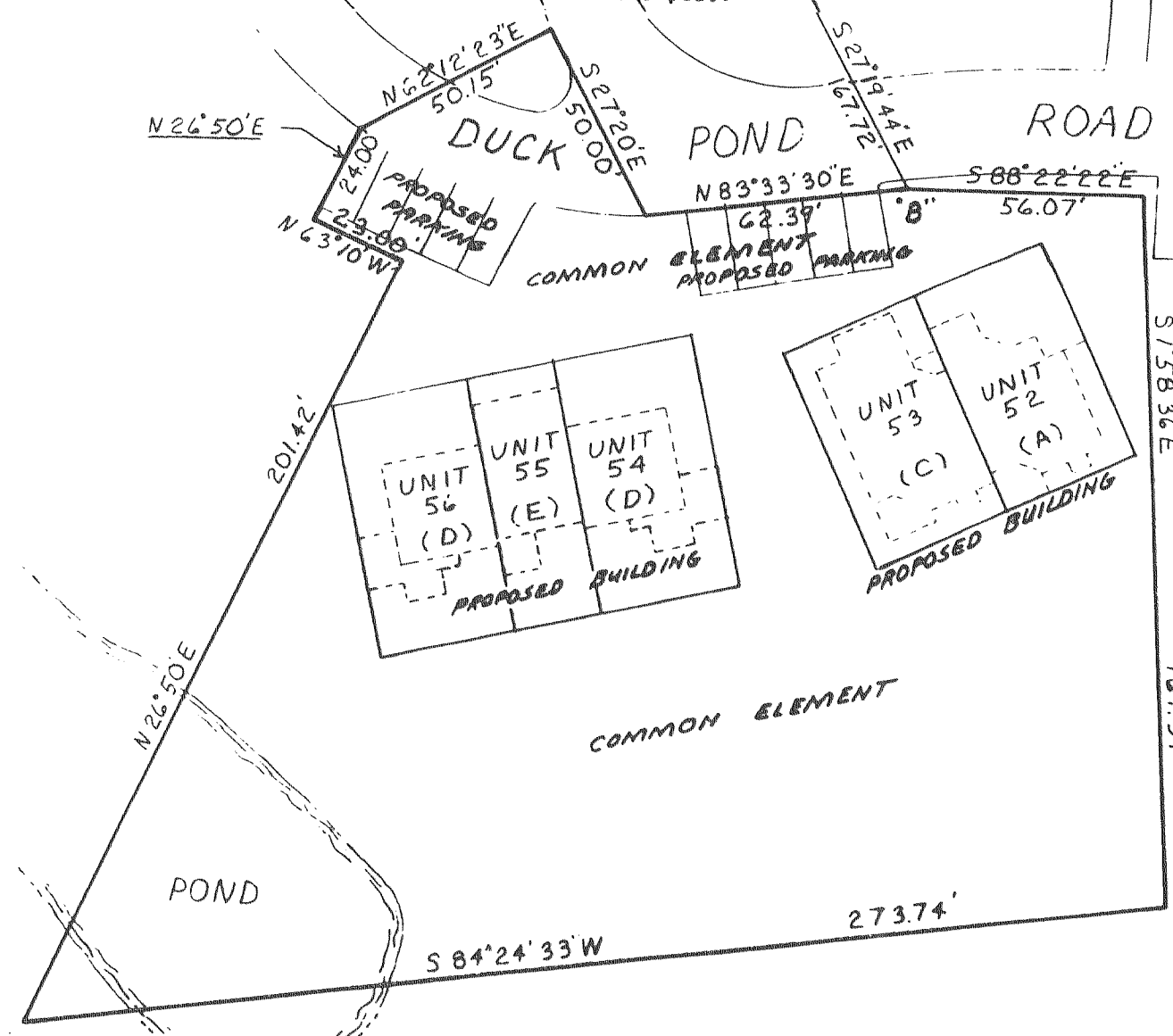
SW COR PHASE I ABBEY SPRINGS CONDOMINIUM NO. 11 IRON PIPE STAKE



LEGAL DESCRIPTION OF PHASE IX

A Parcel of land located in the Southwest 1/4 of Section 13, Town 1 North, Range 16 East, Village of Pontana-on-Geneva Lake, Walworth County, Wisconsin described as follows: Commencing at a concrete monument marking the Southwest corner of said Section 13; thence North 46 deg 06 min 41 sec East 915.93 feet; thence North 31 deg 40 min 58 sec East 355.11 feet; thence North 36 deg 53 min 59 sec East 347.21 feet to an iron pipe marking the Southwest corner of Phase I of Abbey Springs Condominium No. 11; thence North 78 deg 09 min East 147.00 feet to the point of beginning; thence continue North 78 deg 09 min East 32.38 feet; thence South 12 deg 20 min East 31.00 feet; thence South 74 deg 20 min East 78.00 feet; thence South 4 deg 01 min East 129.45 feet; thence South 75 deg 29 min 35 sec West 182.20 feet; thence South 27 deg 19 min 44 sec East 167.72 feet to a point hereinafter called Point "A"; thence continue South 75 deg 29 min 35 sec West 182.20 feet; thence South 27 deg 19 min 44 sec East 167.72 feet to a point hereinafter called Point "B"; thence South 88 deg 22 min 22 sec East 56.07 feet; thence South 1 deg 58 min 36 sec East 169.39 feet; thence South 84 deg 24 min 33 sec West 273.74 feet; thence North 26 deg 50 min East 201.42 feet; thence North 63 deg 10 min West 23.00 feet; thence North 26 deg 50 min East 24.00 feet; thence North 62 deg 12 min 23 sec East 50.15 feet; thence South 27 deg 20 min East 50.00 feet; thence North 83 deg 33 min 30 sec East 62.39 feet to aforesaid Point "B"; thence North 27 deg 19 min 44 sec West 167.72 feet; thence North 75 deg 29 min 35 sec East 182.20 feet to aforesaid Point "A"; thence North 18 deg 15 min 09 sec West 199.40 feet to the point of beginning containing 1.26 acres more or less.

I HEREBY CERTIFY that Phase IX was surveyed under my direction and that this plat is a correct representation of the condominium described to the best of my knowledge and belief and that the identification and location of each unit and the common elements can be determined from the plat.



DATED NOV. 21, 1985