

ABERNATHY and ASSOCIATES
Kenneth B. Abernathy Jr.
Wisconsin Registered Land Surveyor S-1594

ESTATES OF BLACK POINT,
A CONDOMINIUM
LOCATED IN SECTION 8, T.1N., R.17E.
WALWORTH COUNTY, WISCONSIN.

NOTES:
1) Building Envelopes have been determined by minimum setbacks as set forth in the Walworth County Shoreland Zoning Ordinance C-3 Conservancy- Residential District.

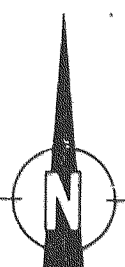
HEIGHT and YARD REQUIREMENTS

Building:	Height:	Maximum 35 feet
Yards:	Rear:	Minimum 50 feet
	Side:	Minimum 20 feet
	Street:	Minimum 20 feet
	Subdivision Road:	Minimum 25 feet
	Town road:	Minimum 50 feet
	Shore:	Minimum 75 feet

All Units are subject to the 50 foot minimum rear setback depending on building orientation.
2) Condominium Plat at a scale of 1" = 60 feet and Topographical Map at a scale of 1" = 30 feet are on record at the Walworth County Land Surveyors Office.

CURVE DATA

Curve No.	Unit No.	Radius	Chord Length	Chord Bearing	Central Angle
1-2	5	60.00	109.09	N 56° 35' W	130° 45' 06"
2-3	8	60.00	120.00	S 31° 57' 52" E	180° 00'
4-5	7	132.00	104.34	N 23° 05' 30" W	46° 11'
5-6	7	145.00	184.46	N 6° 41' 00" W	79° 00'
7-8	5	100.00	68.40	S 88° 27' 23" W	40° 00'
9-10	5	60.00	66.26	S 49° 02' 35" W	91° 55' 24"
10-11	4	60.00	101.22	N 27° 29' 16" W	115° 00' 34"
11-12	1	60.00	61.84	N 61° 02' 19" E	68° 02' 16"
12-13	1	60.00	31.52	S 78° 42' 50" E	30° 27' 26"
13-14	2	60.00	11.83	S 21° 49' 35" E	11° 10' 08"
15-16	2	150.00	85.13	N 84° 56' 30" E	28° 28' 10"
16-17	2	150.00	18.39	S 75° 03' 30" E	7° 01' 50"
18-19	7	95.00	120.85	N 6° 41' 00" E	79° 00'
19-20	7	182.90	141.46	S 23° 05' 30" E	46° 11'



SCALE 1" = 120'
BEARINGS BASED ON EXISTING SURVEY RECORDS



- Legend
- ⊕ FOUND IRON PIPE
 - ⊙ FOUND IRON ROD
 - FOUND BRASS CAPPED MONUMENT
 - FOUND CONCRETE MONUMENT
 - ◆ CHISEL CUT IN CONCRETE
 - ⊙ SET IRON ROD, 3/4" LONG, REACHING 15" BELOW FINISH FT., 1/4" DIA.
 - ⊙ SET IRON ROD, 1/2" LONG, REACHING 15" BELOW FINISH FT., 1/4" DIA.
 - (---) RECORDED AS DIMENSION EXISTING FENCE

Notes: An existing sanitary disposal system for Unit 8 is partially located on Unit 4. Unit 8 has an easement for this purpose over Unit 4.

Legal Description:
A parcel of land located in the Southeast 1/4 of Fractional Section 8, Town 1 North, Range 17 East, Walworth County, Wisconsin, and described as follows: Commence at the South 1/4 Corner of said Section 8; thence N 0°-36'-20" W 137.29 feet; thence S 89°-35'-E 134.55 feet to a found concrete monument at the middle 1/8th Corner of the Southeast 1/4 of said Section 8 and the point of beginning; thence N 89°-35' W 402.68 feet to a found iron pipe; thence N 65°-19' W 75.30 feet to a found iron pipe; thence N 45°-05' W 59.65 feet to a found iron pipe; thence N 29°-48' W 62.05 feet to a found iron pipe; thence N 60°-43'-49" W 78.96 feet to a found iron pipe at the northeast corner of said Certified Survey Map No. 850; thence N 7°-31'-29" E 185.07 feet to a found concrete monument; thence N 40°-10'-17" W 113.49 feet to a found concrete monument; thence N 84°-03'-17" E 116.52 feet to a found concrete monument; thence N 0°-03'-30" W 455.91 feet to a found concrete monument on a meander line, said monument is located S 0°-03'-30" E 36.68 feet more or less from the shore of Geneva Lake; thence N 67°-33'-08" E 297.88 feet along said meander line to a set iron rod; thence N 86°-48'-03" E 113.59 feet along said meander line to a set iron rod; thence N 78°-41'-29" E 137.00 feet along said meander line to a set iron rod, said iron rod is located S 4°-17'-35" W 20.00 feet more or less from the shore of Geneva Lake; thence S 4°-17'-35" W 265.36 feet to a found iron pipe; thence S 0°-18'-25" W 309.81 feet to a found iron pipe; thence S 71°-28'-35" E 229.69 feet to a found iron pipe; thence S 65°-02' E 31.63 feet to a found iron pipe; thence S 0°-06'-53" W 93.46 feet to a found iron pipe; thence South 434.77 feet to a found iron pipe; thence N 80°-35' W 22.52 feet to the point of beginning. Also, all the land between the above described meander line and the shore of Geneva Lake. Said parcel contains 20.04 acres of land more or less.

SURVEYOR'S CERTIFICATE
I, Kenneth B. Abernathy Jr., surveyor, do hereby certify that I have surveyed the property herein described and that the condominium plat shown hereon is a correct representation of the condominium described, and the location of each unit and common element thereon, to the best of my professional knowledge and belief.
Dated this 24 day of December, 1996
Kenneth B. Abernathy Jr.
Wisconsin Registered Land Surveyor
No. S-1594



Project No. 86.1101
Sheet 1 of 1 Sheet

EXHIBIT "A"

