

PLAT OF SURVEY
PART OF THE SE 1/4 OF SECTION 19
TOWN 4 NORTH, RANGE 18 EAST
VILLAGE OF EAST TROY
WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

EXHIBIT "A"

Beginning at a point 12.55 chains S. and 21.5 rods W. of the SE corner of the SW 1/4 of Sec. 19, T.4. N.R. 18 E. running thence N. on a line at right angles to the E. line of said Sec. 3.5 rods to an iron stake thence S on a line parallel to the E. line of said Sec. to an iron stake in the E. line of Elm Street as laid out and conveyed by Arthur Dickerman and wife, to the Village of East Troy and recorded in the office of the Register of Deeds for Walworth County, in Volume 136 of Deeds, Page 276; thence S. along the N. line of said Elm Street 3.5 rods to an iron stake, thence N. on a line parallel to the E. line of said Sec. to the point of beginning.

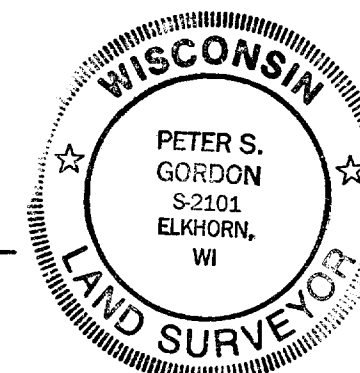
Also beginning at a point 12.55 chains S. and 4.50 chains W. of the NE corner of the SW 1/4 of Sec. 19, T.4. N.R. 18 E. (said point being the SW corner of lands formerly owned by James E. C. Rogers and marked by an iron stake); running thence S on a line at right angles to the E. line of said Sec. 3.5 rods to an iron stake, thence S. on a line parallel to the E. line of said Sec. to the N. line of Elm Street, thence S. along the N. line of Elm Street 3.5 rods to an iron stake, thence N. on a line parallel to the E. line of said Sec. to the place of beginning. All of the above being in the village of East Troy, Walworth County, Wisconsin.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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 THE DATE HEREOF.

DATED: 5-15-1996

PETER S. GORDON R.L.S. 2101



687514

TELEPHONE LINE RIGHT-OF-WAY EASEMENT

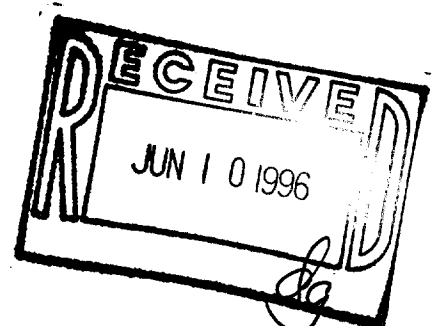
PE-173

IN CONSIDERATION of Deeds and Vol. 136 p. 276 and other valuable considerations, the receipt of which is hereby acknowledged, the undersigned hereby grants and conveys to NORTH-WEST TELEPHONE COMPANY, whose Post Office address is 901 Killebrew Avenue, Tonawanda, Wisconsin, 54080, and to its successors and assigns, the personal right to enter upon the lands of the undersigned, situated in the County of Walworth, State of Wisconsin, and more particularly described as follows: Commencing at a point 12.55 chains S. and 21.5 rods W. of the SE corner of the SW 1/4 of Sec. 19, T.4. N.R. 18 E., thence N. on a line at right angles to the E. line of said Sec. 3.5 rods to an iron stake, thence S on a line parallel to the E. line of said Sec. to an iron stake in the E. line of Elm Street as laid out and conveyed by Arthur Dickerman and wife, to the Village of East Troy and recorded in the office of the Register of Deeds for Walworth County, in Volume 136 of Deeds, Page 276; thence S. along the N. line of said Elm Street 3.5 rods to an iron stake, thence N. on a line parallel to the E. line of said Sec. to the point of beginning.

and to construct, reconstruct, operate and maintain on, over, or under the above described land and/or in, over, upon or under all streets, roads, or highways abutting said lands, a telephone line or system, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system, and to remove, permit or otherwise agree to the removal or occupancy of said land, line or system by any other person, firm or corporation for the installation of telephone, television or electric lines and equipment.

The undersigned agrees that all poles, wires and other facilities, including all telephone equipment, installed on the above described premises at the expense of NORTH-WEST TELEPHONE COMPANY or its successors or assigns, shall remain the property of, and may be removed at any time at the option of said Company or its successors or assigns.

Executed by the undersigned on May 18, 1996.
RECORDED IN VOL. 137 PAGE 257



ASSAID

WL 373 P. 376

WARRANT & DISCLAIMER

THIS AGREEMENT, made this day, by and between LEE M. HANSEN and SUSAN K. HOAT, and CLAUDE C. HANSEN and WENDY A. HANSEN, husband and wife, providing as follows:

HANSEN and HOAT are the owners of property described as:

Beginning at a point 12.55 chains South and 21.5 rods West of the Southeast corner of the Southeast 1/4 of Section 19, Town 4 North, Range 18 East, in the Town of Troy, Walworth County, State of Wisconsin, running thence West on a line at right angles to the East line of said section, 3.5 rods to an iron stake, thence South on a line parallel to the East line of said section to an iron stake in the North line of Elm Street as laid out and conveyed by deed by Arthur Dickerman and wife to the Village of East Troy and recorded in the office of the Register of Deeds for Walworth County in Vol. 136 of Deeds, page 276; thence Easterly along the North line of said street 3.5 rods to an iron stake, thence North on a line parallel to the East line of said section to the place of beginning.

HANSEN are the owners of property described as:

Beginning at a point 12.55 chains South and 25 rods West of the Southeast corner of the Southeast 1/4 of Section 19, Town 4 North, Range 18 East, in the Town of Troy, Walworth County, State of Wisconsin, running thence West on a line at right angles to the East line of said section, 3.5 rods to an iron stake, thence South on a line parallel to the East line of said section to an iron stake in the North line of Elm Street as laid out and conveyed by deed by Arthur Dickerman and wife to the Village of East Troy and recorded in the office of the Register of Deeds for Walworth County in Vol. 136 of Deeds, page 276; thence Easterly along the North line of said street 3.5 rods to an iron stake, thence North on a line parallel to the East line of said section to the place of beginning.

That the above two properties abut and that along the abutting lot lines there is a "driveway" used and to be used by both parties for ingress and egress for said properties.

That both parties grant unto the other the right of easement, for their respective properties, for the full use and enjoyment of said "driveway" and further grant the right and privilege to enter the property of the other to the extent necessary for usual and reasonable purposes regarding said "driveway."

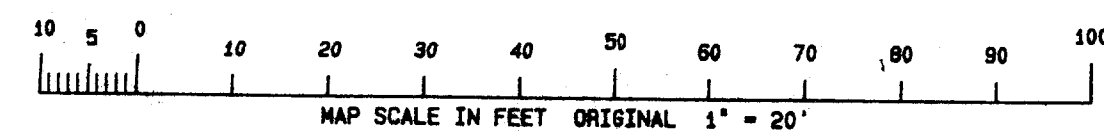
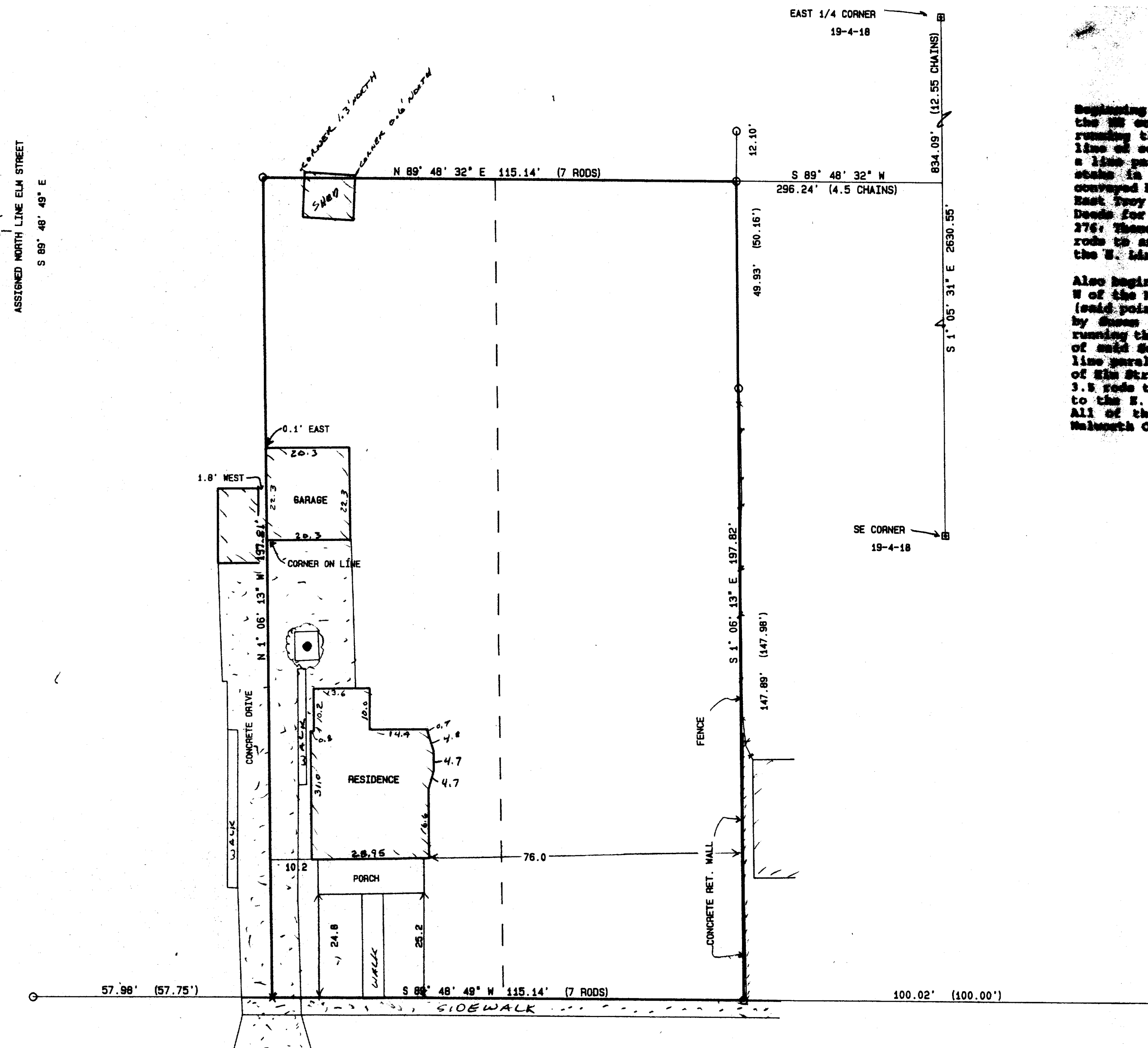
WL 373 P. 377

That both parties agree that this easement and any rights or privileges pertaining thereto shall not be used in any way that would interfere with or diminish the full enjoyment of their property or this easement.

In consideration therefore, the parties disclaim any right, title or interest in and to the property of the other by reason of said "driveway." This easement and disclaimer shall run with the land and extend to and bind the parties, their heirs, personal representatives and assigns.

This agreement may be terminated or altered at any time by the then owners and mortgage holders of the two lots, provided that such be done by a written, signed and recorded document.

IN WITNESS WHEREOF, the said parties have set their hands and seals this 15th day of May, 1996.



LEGEND
O = FOUND IRON PIPE STAKE
□ = FOUND CONCRETE COUNTY MONUMENT
X = SET CHISELED "X"
(X) = RECORDED AS

RKUP-65
RKUP-66

WORK ORDERED BY: BETTY PARMAN
MAIN STREET REALTY
2874 MAIN ST.
EAST TROY, WI. 53120

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (414) 723-2098
Fax: (414) 723-5886

REVISIONS

PROJECT NO.

4526

DATE

05/15/96

SHEET NO.

1 OF 1

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