

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

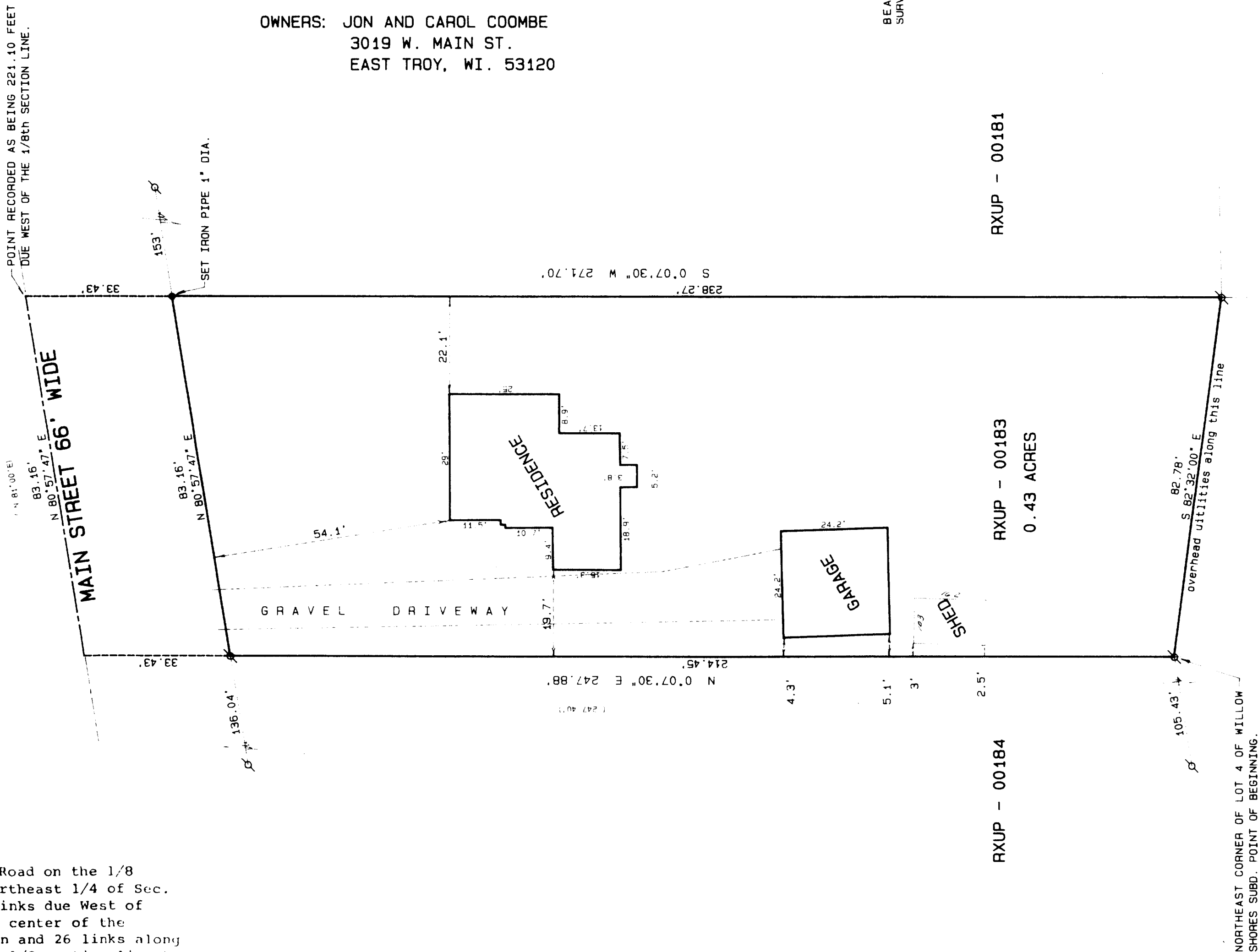
W4056 Bray Road
Elkhorn, Wisconsin 53121
Phone: (414) 723-4260 (office)
(414) 723-4813 (residence)

PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE
NORTHEAST 1/4 OF SECTION 30, TOWN 4
NORTH, RANGE 18 EAST, VILLAGE OF EAST
TROY, WALWORTH COUNTY, WISCONSIN.

OWNERS: JON AND CAROL COOMBE
3019 W. MAIN ST.
EAST TROY, WI. 53120

SCALE 1" = 20 FEET
BEARINGS ARE BASED ON PREVIOUS
SURVEYS OF RECORD.



LEGAL DESCRIPTION:

AS RECORDED IN VOL. 79 P. 322 OF THE WISCONSIN REGISTER

Commencing in the center of the Milwaukee & Beloit Road on the 1/8 section line between the East and West 1/2 of the Northeast 1/4 of Sec. 30, Town 4 North of Range 18 East, 3 chains and 35 links due West of said 1/8 section line, thence South 16 chains to the center of the channel of Honey Creek, thence South 81° West 1 chain and 26 links along said channel, thence North 16 chains parallel to the 1/8 section line to the center of highway, thence North 81° East along center of highway 1 chain and 26 links to the place of beginning.

Except: A parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 30, Town 4 North Range 18 East, Village of East Troy, Walworth County, Wisconsin and described as follows, to-wit: Commencing at the North 1/4 section corner of said Section 30; thence South 0° 03' West along the 1/4 section line 395.78 feet; thence North 81° 01' East along the South line of the highway 607.06 feet; thence South 0° 03' West 214.08 feet; thence North 81° 00' East 421.50 feet; thence South 0° 06' West 139.15 feet to the place of beginning; thence continue South 0° 06' West 366.57 feet to the shore of East Troy Lake; thence Southeasterly along said shore 116.6 feet to a point that is located South 0° 06' West 61.9 feet from a 2 inch pipe; thence North 0° 06' East 443.90 feet; thence North 89° 54' West 82.08 feet to the place of beginning.

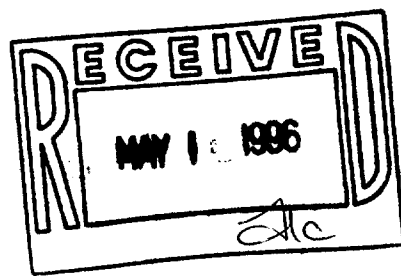
Also except: A parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 30, Town 4 North of Range 18 East, Village of East Troy, described as follows: to-wit: Commencing at the North 1/4 section corner of said Section 30; thence South 0° 03' West 395.78 feet; thence North 81° 01' East 607.06 feet; thence South 0° 03' West 214.08 feet; thence North 81° 00' East 421.50 feet to the place of beginning; thence South 0° 06' West 139.15 feet; thence South 89° 54' East 82.08 feet; thence North 0° 06' East 128.74 feet thence Westerly to the place of beginning.

ALSO DESCRIBED AS FOLLOWS:

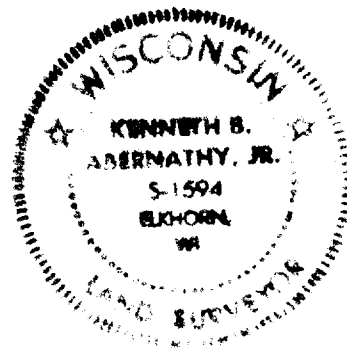
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIPE WHICH MARKS THE NORTHEAST CORNER OF LOT 4 OF WILLOW SHORES SUBDIVISION; THENCE N. 0°07'30" E 247.88 FEET TO A POINT IN THE CENTERLINE OF MAIN STREET; THENCE N 80°57'47" E ALONG THE CENTERLINE OF MAIN ST., 83.16 FEET; THENCE S 0°07'30" W 271.70 FEET TO A FOUND IRON PIPE WHICH MARKS THE NORTHWEST CORNER OF LOT 5 OF WILLOW SHORES SUBDIVISION; THENCE N 82°32'00" W 82.77 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC FOR ROAD PURPOSES.

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS LAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD 1/4" LONG WEIGHING 15 LBS. LINEAL FT. 3/4" DIA.
- SET IRON ROD 10" LONG WEIGHING 45 LBS. LINEAL FT. 1 1/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1"= 20 FEET



I hereby certify that the above described property has been surveyed by me in conformity with the laws of this State and that the above map is a true representation of the facts and things observed and measured on the property as shown on the plat. I also certify that the location of all existing structures and dimensions of all buildings and other improvements shown on the plat are as shown on the plat and are in accordance with the records of the property.

and was there with me at the time of the survey and I am a duly qualified and sworn surveyor.

Kenneth B. Abernathy, Jr.

KENNETH B. ABERNATHY, JR.

WISCONSIN REGISTERED LAND SURVEYOR,

S-1594

Date: APRIL 16, 1996 Job No. 96.303