

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

PREVIOUS PLAT OF SURVEY BY KENNETH
ABERNATHY DATED AUG. 8, 1991.

(N 88°25'E)
(rec. as East 5 rods / 82.50')

fd. iron pipe 1.82' west of NE
corner for property line to
North.

fd. iron pipe is N 7°06'E
0.26' of true corner

GEO DUNHAM SURVEY DATED
SEPT. 11, 1963

North - South 1/8 line of the SE 1/4 of Sec. 19 and NE 1/4 of
Sec. 30

PREVIOUS PLAT OF SURVEY BY LLOYD JENSEN DATED
APRIL 1996.

SOUTHWEST CORNER OF BLOCK 3 OF
CLARKS ADDITION

EAST 213.97'
BEARING BASIS FOR THIS PLAT

CLAYTON AVE.
50' WIDE

PREVIOUS SURVEY BY GEO.
DUNHAM DATED MAY 12,
1964.

XUP - 112

XUP - 110
36, 235 s. f.

XUP - 109

PREVIOUS SURVEY BY
RONALD ZIMMERMAN DATED
OCT. 4, 1972.

XUP - 111

EASTERLY EDGE OF BLACKTOP DRIVEWAY
ENCROACHES BY MAXIMUM 1.5'

FD P.K. NAIL IN BLACKTOP

MAIN STREET
66' WIDE

(MILWAUKEE AND JANESVILLE ROAD)

LEGAL DESCRIPTION: (RECORDED IN VOL. 491 OF DEEDS P. 100)

Commencing at a point South 81° West 166 and 12/100 feet from point where
North side of Milwaukee and Janesville Road crosses 1/8 section line
between East and West 1/2 of Northeast 1/4 of Section 30 T. 4 N., R. 18
E., thence North 27 1/2 rods along the East line of lands owned by Mary
Bemis to the South line of land owned by estate of David Gleason, thence
East 5 rods, thence South to a point 159 feet North from North side of
above mentioned road, thence West 8 1/4 feet; thence South to North side
of said road; thence Southwesterly along North side of said road to the
place of beginning, part of above described land being in SE 1/4 of
Section 19 Township and Range aforesaid.

Also commencing at a point on East side of lands formerly owned by
John M. Brewster, which point is 159 feet North from North side of
Milwaukee and Janesville Road, running thence South 18 feet, thence West
8 1/4 feet to Brewsters East line, thence North 18 feet, thence East 8
1/4 feet to the place of beginning, being part of Northeast 1/4 of
Section 30, T. 4 N., R. 18 E.

OWNER: DORIS CARTER
3010 MAIN STREET
EAST TROY, WI. 53120

ORDERED BY: STEVE BERGELIN
C/O WAUWATOSA REALTY
2212 E. MORELAND BLVD.
WAUKESHA, WI. 53186

SCALE 1" = 40 FEET

BEARINGS ARE BASED ON PREVIOUS PLATS
OF SURVEY OF RECORD.

SURVEYOR'S COMMENTS:

THE ORIGINAL DESCRIPTION CALLS THE WEST LINE OF THE SUBJECT
PROPERTY AS NORTH 27 1/2 RODS (453.75'). SEVERAL MONUMENTS FROM
SURVEYS ON RECORD WERE FOUND ALONG THIS WEST LINE AND ACCEPTED BY
THIS SURVEY. THE LINE FROM PT. A TO PT. B MEASURES N 0°21'31"E
450.21 FEET WHICH IS 6.48 FEET LONGER THAN RECORDED. THE EAST LINE
WAS DETERMINED AS PARALLEL WITH LINE AB AND THE RECORD DISTANCE OF
82.50 FEET EAST - WEST WAS HELD.

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING
1.5 LBS. LINEAL FT., 1 1/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING
4.5 LBS. LINEAL FT., 1 1/2" DIA.
- (XX) RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1" = 40 FEET

"I hereby certify that the above described property has been surveyed
by me or under my direction and that the above map is a true
representation thereof and shows the size and location of the property, its
exterior boundaries, the location of all visible structures and dimensions of
all principal buildings thereon, boundary fences, apparent easements,
roadways and visible encroachments, if any."

"This survey is made for the use of the present owners of the property,
and all those who purchase, mortgage, or guarantee the title thereto within
one year from date hereof."

Kenneth B. Abernathy, Jr.

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: JAN 4, 1996 Job No. 92-706

