ABERNATHY and ASSOCIATES Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

NOTES:

DAVE MEYER

(262) 662-1712

N 74*05'22" W 28.38"

TOTAL UPLAND AREA

TO BE REZONED = 650,484 S.F. (14.93 ACRES)

577,065 S.F. (13.24 AC.)

EXCLUSIVE OF REMER ROAD RIGHT-OF-WAY

552,051 S.F. (12.67 ACRES) WESTERLY PORTION

S 88°45'27" W 166.60'

DUNBAR CEMETERY

VOL. 13 OF PLATS P. 43

ALSO EXCLUDING DUNBAR CEMETERY AND CERTIFIED SURVEY MAP

N 77"28"36" W 39.16"

S83 W23916 ARTESIAN AVE.

BIG BEND. WI. 53103

CENTER OF SECTION

7-2-17

/\$ 75°05'40" E 18.45"

/S 77°53'40" E 35.09'

_ N 29°58'30" W 50.03"

/ N 34°30'18" W 38.79'

, S 66°39'29" E 27.53"

W4056 BRAY RD. ELKHORN, WI. 53121 PHONE: (262) 723-4260 (OFFICE) (262) 723-7209 (FAX)

Email: abernathy@elknet.net

SURVEY

PARTIAL REZONE OF THE BOEGER FARM

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7 TOWN 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN.

1) WETLAND DELINEATION PREPARED BY WETLAND AND WATERWAY CONSULTING, LLC.

2) ALL POINTS WERE MARKED IN THE FIELD BY A FLAG AND A 60 PENNY SPIKE

3) WETLAND BOUNDARY IS SHOWN ALONG SECTION LINE AT THE EAST SIDE OF

PROPERTY. THERE IS A BRIDGE OVER JACKSON CREEK AT THIS LOCATION.

S 59°34'45" E 35.56

S 84°08'08" W 37.72"

nonherly riw line of REMER ROAD

OWNERS: EUGENE AND RUSSELL BOEGER

N 18°00'18" E 47.09' ~

N 05°32'03" E 31 02' \

S 55°41'30" E 33.48'

S 74"58'31" W 22.78"

N 39*39'54" E 60.04"

-S 19°18'47" W 37.72'

S 05°33'08" W 42.95'

S 07°51'45" W 30.65'

S 63°44'27" E 43.66'

N 78°23'42" W 34.75

S 88°45'27" W 220.00'

/ S 88"23'20" E 48.43"

South 88°45'27" West along said line a distance of 267.00 feet to the South 1/4 Corner, which is the POINT OF BEGINNING, and containing 650,484 square feet 14.93 acre(s) of land, more or less. 4) THIS PLAT IS TO BE USED FOR REZONE CONSIDERATIONS ONLY. SUBSEQUENT LAND DIVISIONS WILL REQUIRE APPROVAL BY THE CITY OF ELKHORN. N 26°34'29" E 72 13' LEGAL DESCRIPTION FOR CERTIFIED SURVEY MAP (UNDER REVIEW) S 20°33'21" W 74.93"

> A Certified Survey Map located in the Southwest 1/4 of the Southeast 1/4 of Section 7, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at the South 1/4 Corner of said Section 7; thence N 88°45'27"E along the south line of the Southeast 1/4 and the centerline of Remer Road, 805.00 feet to the point of beginning; thence N 1°14'33"W 300.00 feet; thence N 88°45'27"E 220.00 feet; thence S 1°14'33"E 300.00 feet to a point in the centerline of Remer Road and the south line of said section 7; thence S 88°45'27"W 220.00 feet to the point of beginning. Said Certified Survey Map contains 1.52 acres of

Begin at the South 1/4 Corner of said Section 7:

(THIS PARCEL IS CURRENTLY ZONED A-1 AND C-1 AND REQUEST ZONING CHANGE TO RS-2

N 68"08"38" E 50.43

66' WIDE

THIS PARCEL IS NOT IN THE WETLANDS AS SHOWN N 86°25'05" E N 31°10'49" E 41.88' ~ - S 10°48'08" W 40.21 - S 15°35'09" W 40.85 S 59°38'41" E 30.31' S 71°50'48" W 41.42' /S 58"41'43" E 42.95 S 48"35'50" W 29.65' S 26°07'58" W 58.59"

LEGAL DESCRIPTION FOR REZONE FROM C-1 TO RS-2

38.79 feet; THENCE North 89°21'04" East a distance of 25.58 feet; THENCE North 59°24'01" East a distance

THENCE North 01°28'27" West along the west line of the Southeast 1/4, 33.00 feet to a point in the northerly line of Remer Road; THENCE continue North 01°28'27" West

of 36.55 feet; THENCE South 73°07'55" East a distance of 133.53 feet; THENCE South 88°24'17" East a distance of 48.31 feet; THENCE South 52°58'18" East a distance of 67.03 feet;

along said section line 662.27 feet; THENCE South 29°58'30" East a distance of 50.03 feet; THENCE South 62°48'38" East a distance of 41.45 feet; THENCE South 34°30'18" East a distance of

a distance of 45.07 feet; THENCE North 81°54'00" East a distance of 50.62 feet; THENCE South 78°23'42" East a distance of 34.75 feet; THENCE South 43°51'25" East a distance of 24.67 feet;

a distance of 48.43 feet; THENCE South 74°13'22" East a distance of 32.39 feet; THENCE South 67°38'37" East a distance of 106.16 feet; THENCE South 72°25'17" East a distance of 64.85 feet; THENCE South 83°52'09" East a distance of 51.78 feet; THENCE North 79°13'32" East a distance of 42.23 feet; THENCE South 78°30'12" East a distance of 31.94 feet; THENCE South 38°25'24" East

a distance of 30.97 feet; THENCE South 52°53'10" East a distance of 33.82 feet; THENCE North 88°24'51" East a distance of 38.23 feet; THENCE South 76°37'57" East a distance of 26.41 feet; THENCE South 78°52'14" fast a distance of 55.98 feet; THENCE South 87°59'22" East a distance of 48.12 feet; THENCE South 71°01'02" East a distance of 48.61 feet; THENCE South 55°58'01" East a distance of 30.73 feet; THENCE South 50°38'31" East a distance of 30.12 feet; THENCE South 52°26'03" East a distance of 27.83 feet; THENCE South 63°22'15" East a distance of 21.09 feet; THENCE South 71°19'59" East a distance of 95.86 feet; THENCE South 53°13'28" East a distance of 34.85 feet; THENCE South 80°07'02" East a distance of 69.34 feet; THENCE North 88°30'59" East a distance of 150.14 feet; THENCE North 84°34'31" East a distance of 62.96 feet; THENCE North 41°58'25" East a distance of 24.88 feet; THENCE North 55°33'37" East a distance of 57.17 feet;

THENCE South 74°05'22" East a distance of 28.38 feet; THENCE North 88°21'17" East a distance of 51.45 feet; THENCE South 77°28'36" East a distance of 39.18 feet; THENCE North 84°08'08" East a distance of 37.72 feet; THENCE South 84°41'12" East a distance of 36.79 feet; THENCE South 67°18'13" East a distance of 73.02 feet; THENCE South 67°49'12" East a distance of 40.35 feet;

THENCE South 55°41'30" East a distance of 33.48 feet; THENCE South 32°18'40" East a distance of 21.34 feet; THENCE North 74°59'31" East a distance of 22.76 feet; THENCE North 87°15'03" East

THENCE South 58°34'51" East a distance of 96.04 feet; THENCE South 63°24'31" East a distance of 103.00 feet; THENCE North 79°12'24" East a distance of 46.48 feet; THENCE South 81°33'05" East

THENCE North 73°05'47" East a distance of 30.40 feet; THENCE North 53°32'06" East a distance of 36.04 feet; THENCE North 39°29'32" East a distance of 25.99 feet; THENCE North 34°00'46" East a distance of 36.56 feet; THENCE North 27°42'51" East a distance of 17.07 feet; THENCE South 79°15'38" East a distance of 30.17 feet; THENCE South 27°58'36" East a distance of 22.61 feet;

THENCE South 52°15'40" East a distance of 34.25 feet; THENCE South 58°58'22" East a distance of 38.52 feet; THENCE South 69°42'28" East a distance of 35.39 feet; THENCE South 75°07'05" East

THENCE North 48°18'54" East a distance of 26.40 feet; THENCE North 04°43'11" East a distance of 26.61 feet; THENCE North 10°31'00" West a distance of 21.66 feet; THENCE North 26°37'57" East

a distance of 36.40 feet; THENCE South 86°01'30" East a distance of 44.50 feet; THENCE South 02°18'17" East a distance of 42.20 feet; THENCE North 88°25'21" East a distance of 28.31 feet;

a distance of 14.43 feet; THENCE North 88°31'24" East a distance of 17.21 feet to a point in the east line of said Southeast 1/4; THENCE South 01°28'36" East along said section line and the

of 300.00 feet to a point in the south line of said section and the centerline of Remer Road; THENCE South 88°45'27" West along said line a distance of 373.30 feet to the southeast corner of Dunbar Cemetery; THENCE North 00°40'09" West along the easterly line of said cemetery a distance of 189.76 feet; THENCE South 88°45'27" West along the northerly line of said cemetery a distance

centerline of Petrie Road a distance of 108.80 feet to the Southeast Corner of said Section 7; THENCE South 88°45'27" West along the South line of said section a distance of 1,617.30 feet;

THENCE North 01°14'33" West along the easterly line of a Certified Survey Map a distance of 300.00 feet to a found iron rod at the northeast corner of said Certified Survey Map; THENCE South 88°45'27" West along the northerly line of said Certified Survey Map a distance of 220.00 feet; THENCE South 01°14'33" East along the westerly line of said certified survey map a distance

of 166.60 feet; THENCE South 01°14'34" East along the westerly line of said cemetery a distance of 189.75 feet to a point in the south line of said section and said centerline; THENCE

JACKSON CREEK WETLANDS

S 67"56'54" E 32.44

843,070 S.F. (19.35 AC.)

(SEE OTHER PLAT DATED SEPT. 24, 2003 FOR WETLANDS LEGAL DESCRIPTION)

/ N 74"13'22" W 32.39'

/ N 78°30'12" W 31.94" CERTIFIED SURVEY MAP **CURRENTLY UNDER REVIEW** S 79"13'32" W 42.23 S 88*24'51" W

south line of Sec. 7-2-17

REZONE FROM C-1 AND A-1 TO RS-2

N 52*26'03" W 27.83" N 63°22'15' W 21 09'

S 88°45'27" W 2642.30'

N 76°37'57" W 26.41' S 27°42'51" W 17.07 /N 27°58'36" W 22.61' S 40°15'19" E 11.96' S 34°00'46" W 36.56'\ N 55'58'01' W 30.73" PORTION OF REMER ROAD R/W IN WETLANDS S 53°32'06" W 36.041, 2824 S.F. (0.06 AC.) N 75°07'05" W 36'40" -- 1 / N 53"13"28" W 34.85" 25,014 s.f. (0.57 ac.) excluding r/w ROAD 1617.30

S 29°57"14" W 54.48"

S 58°09'45" W 30.13'

- S 04°49'19" W 40.70

S 14°50'28" W 41.37"

Ø FOUND IRON PIPE FOUND IRON ROD

FOUND BRASS CAPPED MONUMENT

Horizontal Datum is based on the

Wisconsin State Plane Coordinate

System Grid, South Zone, all

bearings are referred to Grid

EAST 1/4 CORNER

SEC. 7-2-17

/ S 64"41'25" E 22.81

, N 78°11'01" E 39.40"

S 10°58'34" W 46,06"

S 14°57'34" E 20.63'-

S 01°32'20" E 27.05' -

S 01°52'04" E 55.24' --

\$ 18°34'26" W 17.50" -

SOUTHEAST CORNER

E = 2.397,737.87

N 52°15'40" W 34.25'

7-2-17

S 78"12"45" E 16.96".

N 51°01'08" E 18.13'-N 69°09'25" E 44.43"

⊗ FOUND CONCRETE MONUMENT

Legend

CHISEL CUT IN CONCRETE

• SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.

SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.

(xxxx) RECORDED AS DIMENSION

EXISTING FENCE

BRIDGE OVER JACKSON CREEK

SCALE: 1" = 100 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 also those who purchase, mortgage, or guarantee the title

thereto within one year from the date hereof.'

WISCONSIN REGISTERED LAND SURVEYOR, S-1594

S 88"31'24" W 17.21'

S 10"31'00" E 21.66'

\$ S 04°43'11" W 26.61

DEC. 18, 2003 Date:_

KENNETH B. ABERNATHY, JR.

Job No. 03.912

FEB 2 3

SOUTH 1/4 CORNER

SEC. 7-2-17 N = 237,080.13 E = 2,395,096.19