

# ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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## PLAT OF SURVEY

THREE PARCELS OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31  
AND THE SOUTHWEST 1/4 OF SECTION 32, TOWN 3 NORTH, RANGE 17  
EAST, IN THE CITY OF ELKHORN AND THE TOWN OF LAFAYETTE  
WALWORTH COUNTY, WISCONSIN.

STEWART TITLE GUARANTY COMPANY  
COMMITMENT NUMBER: SEWT-93542

### PARCEL 1:

Commencing in East line of Section 31, Town 3 North, Range 17 East,  
219.28 feet North of the Southeast corner of said section, S 72°04'20" W  
along the centerline of Bray Road, 806.10 feet, S 88°00'26" W 179.42 feet,  
N 35°00'26" E 560.70 feet, N 74°16'20" E 551.05 feet, S 88°20'54" E to  
East line Section 31, South to point of beginning. Except land lying in Highway.

Further Excepting any and all land as set forth in a Deed by and between  
Marvin, M. Gramley, Trustee to State of Wisconsin (State Highway Commission)  
dated March 21, 1966 and recorded in the office of the Registrar of Deeds for  
Walworth County, Wisconsin on April 22, 1966, in Volume 632 of Records,  
page 405, as Document No. 580408.

### PARCEL 2:

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 32,  
Town 3 North, Range 17 East, Walworth County, Wisconsin, being more particularly  
described as follows: Commencing at a concrete monument marking the Southwest  
corner of said Section 32; thence N 3°41'46" W along the West line of said Southwest  
1/4, 253.45 feet to the point of beginning in a line located 33 feet Northwesterly  
of (as measured normal to) and parallel with the centerline of West Connection of  
Bray Road; thence N 72°04'20" E 441.84 feet to a point of intersection with the  
Westerly right of way line of Relocated U.S. Highway 12; thence N 47°33'43" W  
along said right of way line, 262.13 feet; thence N 88°23' W 247.88 feet along  
the right of way line of Relocated U.S. Highway 12 and Relocated State Trunk  
Highway 15 to the West line of said Southwest 1/4; thence S 3°41'46" E along  
said West line 320.55 feet to the point of beginning.

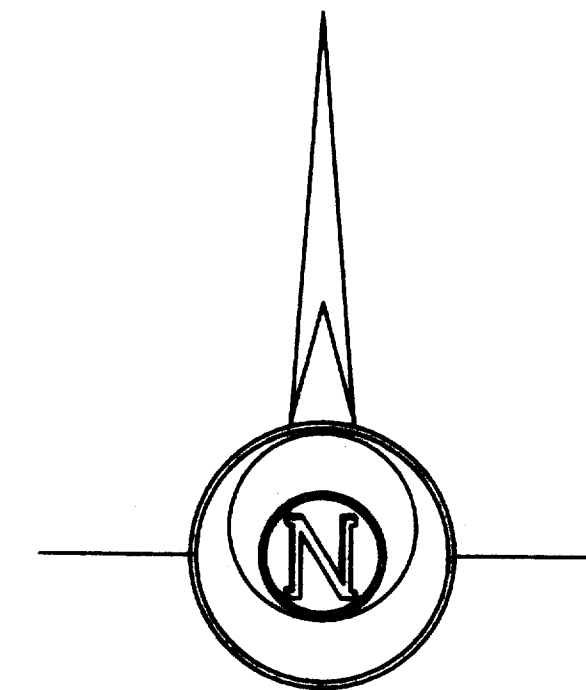
Also a parcel of land located in Southwest 1/4 of the Southwest 1/4 of Section 32  
described as follows: Commencing at a concrete monument marking the Southwest  
corner of said Section 32; thence N 3°41'46" W along the West line of said Southwest  
1/4, 131.66 feet to a point located 175 feet Northerly of (as measured normal to)  
the reference line of Relocated County Trunk Highway "NN"; thence S 88°38' E  
parallel to said reference line 33.13 feet to a point of beginning; thence continue  
S 88°38' E along the Northerly right of way line of Relocated County Trunk Highway "NN"  
567.95 feet to its intersection with the Westerly right of way line of Relocated U.S.  
Highway 12; thence N 29°38' W 238.87 feet along the Westerly right of way line of  
Relocated U.S. Highway 12; thence S 69°39'34" W 481.44 feet to a point located 70 feet  
Southwesterly of (as measured normal to) the centerline of West Connection of Bray Road;  
thence S 3°41'46" E parallel to and 33 feet East of the West line of said Southwest 1/4,  
26.8 feet to the point of beginning.

### SURVEYOR'S NOTES:

- LEGAL DESCRIPTIONS FOR PARCELS 1 AND 2 WERE CONSIDERED IN RETRACEMENT  
HOWEVER, DUE TO EXCEPTIONS, THE RIGHT-OF-WAY PLANS FOR PROJECT NO.  
T 04-1 (22) WERE MORE IMPORTANT TO DETERMINE THE EXTERIOR BOUNDARY  
OF THESE 3 PARCELS. ALL EXTERIOR CORNERS WERE SET WITH THE EXCEPTION  
OF THE NORTHEAST CORNER OF TAX KEY PARCEL LF-32-5A WHERE THE FOUND  
IRON PIPE WAS REFERENCED TO THE COMPUTED CORNER AND THE NORTHEAST CORNER  
OF TAX KEY PARCEL LF-32-5C WHERE THE FOUND IRON PIPE WAS REFERENCED TO  
THE COMPUTED CORNER.
- THE EASEMENTS FOUND IN VOL. 456 P. 521 AS DOC. NO. 897437 FOR TELEPHONE  
AND IN VOL. 197 P. 283 FOR ELECTRIC WERE CONSIDERED BLANKET EASEMENTS  
AND COULD NOT BE SHOWN. THE 20 FOOT WIDE WATER MAIN EASEMENT FOUND IN VOL.  
616 P. 103 AS DOC. NO. 567655 IS SHOWN AND LIES MOSTLY WITHIN ROAD  
RIGHT-OF-WAYS.

OWNER: H.O. BUILDING CORPORATION, A WISCONSIN CORPORATION

1°04'34"

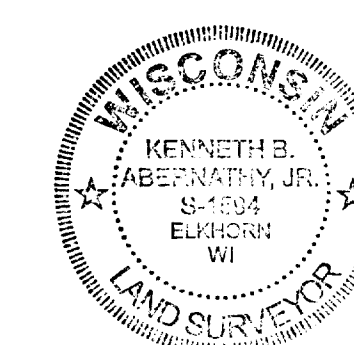


BASIS FOR BEARINGS

THE SOUTH LINE OF SECTION 32-3-17  
WAS ASSUMED TO BEAR N 88°00'26"E  
TO MATCH RIGHT-OF-WAY PLAT  
PROJECT T 04-1 (22)

## 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., 3/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING  
4.5 LBS./LINEAL FT., 1-11/16" DIA.
- (XXXXX) RECORDED AS DIMENSION
- EXISTING FENCE
- ✱ SET P.K. NAIL IN BLACKTOP



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."

*Kenneth B. Abernathy, Jr.*  
KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR, S-1594

Date: Feb. 2, 2004 Job No. 04.107

YU NE -32B  
KLF32-5A  
KLF32-5C

004-1714