ABERNATHY and ASSOCIATES Rt. 3, Box 273 Elkhorn, Wisconsin 53121 Kenneth B. Abernathy Jr. Phone: (414) 723-4260 (office) (414) 723-7209 (FAX) Wisconsin Registered Land Surveyor S-1594 Glenwood Terrace PLAT OF SURVEY 40' Wide (Berwyn Drive) ( 144.00′) S 87 28 27 W 143.98 Point of Beginning ( 72.00') described as follows; (72.00') Parcel 0.317 Adres +/-\_ot Lot N 87'28'16 E 143.95' recorded or unrecorded. SCALE 1" = 20 FEET FOUND IRON PIPE

( 144.00'

LEGAL DESCRIPTION:

The Northerly 1/2 of Lot 24 and the Northerly 1/2 of Lot 25 of Glenwood Terrace Subdivision, as recorded in Volume 10, Page 11 of Plats, Dated July 2, 1928, being located in the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Town 1 North, Range 16 East, Village of Fontana, County of Walworth, State of Wisconsin, more particularly

Commencing at a Found Concrete Monument at the Northeast Corner of said Section 23, thence S 87°28'00" W along the North Line of said Section 33.00 feet to a Found Concrete Monument on the West Right-of-way Line of Indian Hills Road; thence S 2'21'56" E (recorded as S 2'29' E 232.30 feet) along said right-of-way line 232.36 feet to an Iron Pipe on the South Right-of-way Line of Berwyn Drive; thence S 87'28'27" W along said South Right-of-way Line 763.87 feet (recorded as 764.90 feet) to an Iron Pipe at the Northeast Corner of said Lot 25; thence continue S 87°28′27" W along the said right-of-way line 143.98 feet (recorded as 144.00 feet) to an Iron Pipe at the Northwest Corner of said Lot 24; thence S 2'36'05" F along the West Line of Lot 24 95.93 feet to an Iron Pipe; thence N 87'28'16" E 143.95 feet (recorded as 144.00 feet) to an Iron Pipe on the East Line of said Lot 25; thence N 2'35'15" E 95.92 feet (recorded as 96.00 feet) to the Northeast Corner of Lot 25 and the point of beginning. Said parcel contains 0 317 Acres of land more or less and is subject to easements

## Legend

- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- # FOUND CONCRETE MONUMENT + CHISEL CUT IN CONCRETE
- SET IRON ROD 24 LONG, WEIGHING 15 LBS LINEAL FT 3 41 DIA.
- SET IRON ROD 30' LONG WEIGHING
- \* KX) RECORDED AS DIMENSION - x- x- EXISTING FENCE

ECEIVER AUG 3 0 2000

SCALE: 1112 20 FEET

ALL EXTERIOR CORNERS WERE FOUND AND MARKED AND PLAT REVISED 4/26/00

KENNETH B. ABERNATHY, JR.

S-1594 ELKHORN

KENNETH B, ABERNATHY, JR. WISCONSIN REGISTERED LAND SURVEYOR

OWNERS: CLIFFORD AND JEANETTE LEE SEMMLER

539 OAK ST.

FONTANA, WI. 53125