LOT LINE ADJUSTMENT LEGAL DESCRIPTION LOT LINE ADJUSTMENT PARCEL UNITS 84 AND 85 OF ABBEY SPRINGS CONDOMINIUM NO. 3 THAT PART OF UNIT 84 OF ABBEY SPRINGS CONDOMINIUM NO. 3, TO BECOME A PART OF UNIT 85 OF SAID ABBEY SPRINGS CONDOMINIUM NO. 3, LOCATED IN THE SOUTH 1/2 OF SECTION 13, TOWN 1 NORTH, RANGE 16 EAST, LOCATED IN THE SOUTH 1/2 OF SECTION 13, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA LAKE, SPRINGS CONDOMINIUM NO. 3, LOCATED IN THE SOUTH 1/2 OF SECTION 13, TOWN I NORTH, RANGE TO EAST, VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID UNIT 84; THENCE S 55DEG 23MIN 00SEC W, 30.55 FEET ALONG THE LINE BETWEEN UNITS 84 AND 85 TO THE POINT OF BEGINNING; THENCE S 37DEG 25MIN 57SEC W, 82.95
FEET; THENCE S 82DEG 25MIN 57SEC W, 6.75 FEET; THENCE N 52DEG 34MIN 03SEC W, 23.65 FEET TO THE LINE BETWEEN UNITS 84 AND 85; THENCE N 55DEG 23MIN 00SEC E, 92.20 FEET TO THE POINT OF BEGINNING. WALWORTH COUNTY, WISCONSIN CONTAINING 1,235 SQUARE FEET OF LAND (0.03 ACRES) MORE OR LESS. LEGAL DESCRIPTION UNIT 85 AFTER LOT LINE ADJUSTMENT UNIT 85 AND PART OF UNIT 84 OF ABBEY SPRINGS CONDOMINIUM NO. 3, LOCATED IN THE SOUTH 1/2 OF SECTION OUTLOT 75 - ASSESSOR'S PLAT NO. 1 13, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN, BEGINNING AT THE NORTHWEST CORNER OF UNIT 85 OF SAID ABBEY SPRINGS CONDOMINIUM NO. 3; THENCE S
88DEG 31MIN 49SEC E, 102.07 FEET TO THE NORTHEAST CORNER OF SAID UNIT 85; THENCE S 01DEG 02MIN
54SEC W, 61.01 FEET TO THE CORNER OF UNITS 84 AND 85; THENCE S 55DEG 23MIN 00SEC W, 30.55 FEET
ALONG THE LINE BETWEEN UNITS 84 AND 85; THENCE S 37DEG 25MIN 57SEC W, 82.95 FEET; THENCE S 82DEG
25MIN 57SEC W, 6.75 FEET; THENCE N 52DEG 34MIN 50SEC W, 23.65 FEET TO THE LINE BETWEEN UNITS 84 AND {S 88'34' E} S 88'31'49" E {102.00'} 102.07' POWER POLE 85; THENCE S 55DEG 23MIN OOSEC W, 85.39 FEET TO THE SOUTHERLY CORNER OF SAID UNITS 84 AND 85; THENCE N 35DEG 05MIN 05SEC W, 26.85 FEET TO THE CORNER OF UNITS 85 AND 86; THENCE N 28DEG 13MIN 14SEC E, 181.46 FEET TO THE POINT OF BEGINNING. CONTAINING 17,940 SQUARE FEET OF LAND (0.41 ACRES) MORE OR LESS. LEGAL DESCRIPTION UNIT 84 AFTER LOT LINE ADJUSTMENT ซร THAT PART OF UNIT 84 OF ABBEY SPRINGS CONDOMINIUM NO. 3, LOCATED IN THE SOUTH 1/2 OF SECTION 13, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA—ON—GENEVA LAKE, WALWORTH COUNTY, WISCONSIN, UNIT 85 DESCRIBED AS FOLLOWS: 17,940 S.F. BEGINNING AT THE SOUTHEAST CORNER OF SAID UNIT 84; THENCE S 84DEG 36MIN 33SEC W, 155.70 FEET TO THE SOUTHWEST CORNER OF SAAID UNIT 84; THENCE N 36DEG 03MIN 27SEC W, 24.16 FEET TO THE CORNER OF UNITS 84 AND 85; THENCE N 55DEG 23MIN 00SEC E, 85.39 FEET ALONG THE LINE BETWEEN UNITS 84 AND 85; THENCE (AFTER LOT LINE ADJUSTMENT) . € S 52DEG 34MIN 03SEC E, 23.65 FEET; THENCE N 82DEG 25MIN 57SEC E, 6.75 FEET; THENCE N 37DEG 25MIN 57SEC E, 82.95 FEET TO THE LINE BETWEEN UNITS 84 AND 85; THENCE N 55DEG 23MIN 00SEC E, 30.55 FEET TO THE CORNER BETWEEN SAID UNITS; THENCE S 00DEG 57MIN 38SEC W, 123.16 FEET TO THE POINT OF BEGINNING. CONTAINING 10,810 SQUARE FEET OF LAND (0.25 ACRES) MORE OR LESS. UNIT 86 EXISTING DECK UTILITY BOXES. LINE ADJUSTMENT & PARCEL 1/235 S.F. EDGE OF PAVEMENT CENTERLINE Ser Co UNPLATTED LANDS UNIT 84 - ACCESS, EGESS, AND HYDRANT 10,810 S.F. UTILITIES EAKEMENT (AFTER LOT LINE ADJUSTMENT) 15' SETBACK WATER VALVE NOTE: THIS LOT LINE ADJUSTMENT BETWEEN ADJOING LAND OWNERS DOES NOT CREATE ADDITIONAL PARCEL AND THE ORIGINAL LOTS ARE -UTILITY BOXES NOT REDUCED BELOW MINIMUM SIZE. 口 BEARING DISTANCE -UTILITY BOXES S 82°25'57" W -POWER POLE 6.75 UNIT 83 NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE 50' WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE LEGEND IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT. = FOUND IRON PIPE STAKE I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE O = FOUND CONCRETE MONUMENT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF $\{XXX\}$ = RECORDED AS THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS ELKHORN MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND LEGAL DESCRIPTION ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE CROSS ACCESS AND UTILITY EASEMENT THERETO WITHIN ONE YEAR FROM THE DATE HEREOF. AN EASEMENT FOR CROSS ACCESS AND EGRESS AND UTILITIES OVER A PART OF UNIT 84 OF ABBEY SPRINGS 08-29-2007 DATED: JULY 3, 2007 CONDOMINIUM NO. 3, LOCATED IN THE SOUTH 1/2 OF SECTION 13, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF ADD LEGAL DESCRIPTIONS FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID UNIT 84; THENCE N 36DEG 03MIN 27SEC W, 24.16 FEET TO THE CORNER OF UNITS 84 AND 85; THEINCE N 55DEG 23MIN OOSEC E, 85.39 FEET ALONG THE LINE BETWEEN UNITS 84 AND 85; THENCE S 52DEG 34MIN 0/3SEC E, 13.53 FEET; THENCE S 37DEG 25MIN 57SEC W, 72.64 FEET TO THE SOUTH LINE OF SAID UNIT 84; THENCE S 84DEG 36MIN 33SEC W, 22.74 FEET TO THE POINT OF BEGINNING. PETER S. GORDON R.L.S. 2101

- WORK ORDERED BY RICHARD RASMUSSEN
RASMUSSEN LAW OFFICES
KENOSHA STREET - P.O. BOX 250
WAI WORTH M 5:1184

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

REVISIONS

PROJECT NO

7/3/2007 SHEET NO. 1 OF 1