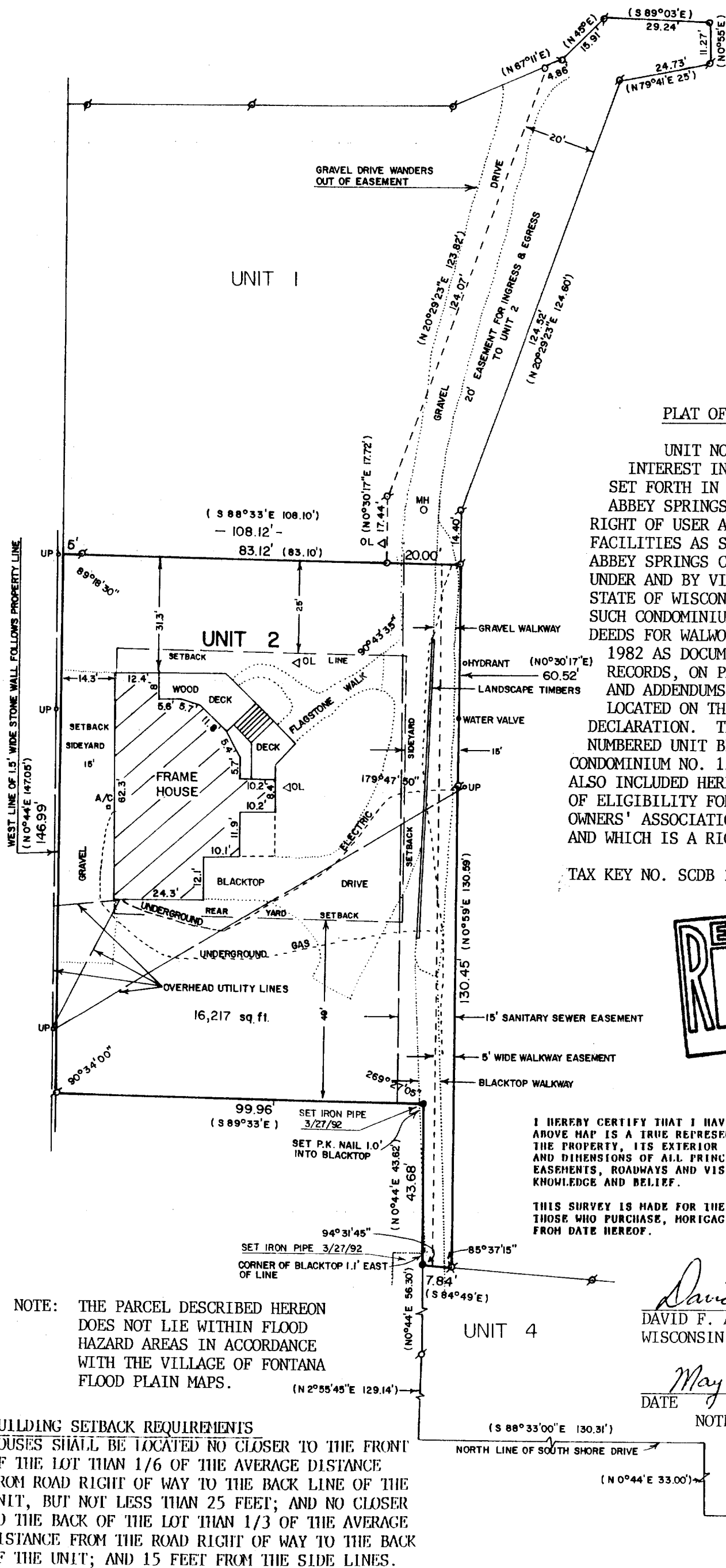


**ABELL  
SURVEYING & MAPPING  
DEHAVAN, WISCONSIN 53115  
414-728-6737**

NOTE: ACCESS TO UNIT 1 AND UNIT 2 SHALL BE ACROSS AN EXISTING 50 FOOT WIDE EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP NO. 1157. THIS ACCESS IS REFERED TO AS COMMON AREA IN THE CONDOMINIUM DECLARATION.



A graphic scale bar and north arrow. The north arrow is a stylized arrow pointing upwards. Below it is a scale bar with alternating black and white segments, marked with numbers 0, 20, 40, and 60. The text "SCALE IN FEET" is printed to the right of the scale bar.

LEGEND

♂ - IRON PIPE FOUND  
⋈ - IRON PIPE FOUND BENT, RESET  
● - P.K. NAIL SET IN BLACKTOP  
○ - IRON PIPE SET FOUND 3/27/92  
MH ○ - MANHOLE  
OL Δ - ORNAMENTAL LIGHT  
UPo - UTILITY POLE  
( ) - AS SHOWN ON C.S.M #1157

## PLAT OF SURVEY OF

UNIT NO. 2 AND SO MUCH OF AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR ABBEY SPRINGS CONDOMINIUM NO. 12 ALONG WITH THE RIGHT OF USER AND EASEMENT TO THE COMMON AREAS AND FACILITIES AS SET FORTH IN SAID DECLARATION, ALL IN ABBEY SPRINGS CONDOMINIUM NO. 12 A CONDOMINIUM EXISTING UNDER AND BY VIRTUE OF THE UNIT OWNERSHIP ACT OF THE STATE OF WISCONSIN, AND RECORDED BY DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON JANUARY 18, 1982 AS DOCUMENT NO. 75863 IN VOLUME 280 OF RECORDS, ON PAGE 138 AND SUBJECT TO ANY AMENDMENTS AND ADDENDUMS THERETO. SAID CONDOMINIUM BEING LOCATED ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION. THE POST OFFICE ADDRESS OF THE ABOVE NUMBERED UNIT BEING UNIT NO. 2, ABBEY SPRINGS CONDOMINIUM NO. 12 FONTANA-ON-GENEVA LAKE, WISCONSIN. ALSO INCLUDED HEREIN IS THE TRANSFER TO THE GRANTEE OF ELIGIBILITY FOR VOTING MEMBERSHIP IN THE UNIT OWNERS' ASSOCIATION PROVIDED FOR IN THE DECLARATION AND WHICH IS A RIGHT RUNNING WITH THE UNIT.

TAX KEY NO. SCDB 1200002



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY 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, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 (1) YEAR FROM DATE HEREOF.

NOTE: THE PARCEL DESCRIBED HEREON  
DOES NOT LIE WITHIN FLOOD  
HAZARD AREAS IN ACCORDANCE  
WITH THE VILLAGE OF FONTANA  
FLOOD PLAIN MAPS.

**BUILDING SETBACK REQUIREMENTS**  
HOUSES SHALL BE LOCATED NO CLOSER TO THE FRONT OF THE LOT THAN 1/6 OF THE AVERAGE DISTANCE FROM ROAD RIGHT OF WAY TO THE BACK LINE OF THE UNIT, BUT NOT LESS THAN 25 FEET; AND NO CLOSER TO THE BACK OF THE LOT THAN 1/3 OF THE AVERAGE DISTANCE FROM THE ROAD RIGHT OF WAY TO THE BACK OF THE UNIT; AND 15 FEET FROM THE SIDE LINES.

*David F. Abell*  
DAVID F. ABELL  
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

REvised: 4/22/92  
REvised: 4/2/92  
DATE May 3, 1989 JOB NUMBER - 89051

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

005-1179

SCDB-12-2