

Rt. 3, Box 273
Elkhorn, Wisconsin 53121
Phone: (414) 723-4260 (office)
(414) 723-4813 (residence)

Survey map of Parcel "B", 0.363 Acres ±, featuring a 110' wide storm water settling basin easement and a proposed dwelling. The map includes bearings and distances for all boundaries and features.

Parcel "B" Dimensions and Features:

- Top Boundary:** S 87°28'00" W 82.25' (61.74')
- Right Boundary:** N 2°36'58" W 192.21' (192.30')
- Bottom Boundary:** N 87°28'27" E 82.22' (61.74')
- Left Boundary:** S 2°37'34" E 192.20' (192.30')

Internal Features and Dimensions:

- Proposed Dwelling:** A rectangular structure with dimensions 38.0' (width) and 24.7' (depth).
- 15' Wide Storm Sewer Easement:** Located along the right boundary of the parcel.
- Settling Basin Easement:** A 110' wide area at the top of the parcel.
- Internal Dimensions:**
 - Top of dwelling to top boundary: 20.2'
 - Left side of dwelling: 28.5'
 - Right side of dwelling: 21.3'
 - Bottom of dwelling to bottom boundary: 25.0'
 - Distance from left boundary to dwelling: 20.2'
 - Distance from dwelling to right boundary: 21.0'
 - Distance from dwelling to bottom boundary: 14.0'
 - Distance from dwelling to top boundary: 13.5'
 - Distance from dwelling to right boundary: 4.0'
 - Distance from dwelling to bottom boundary: 3.5'
 - Distance from dwelling to top boundary: 2.5'

Surrounding Areas:

- Parcel 53:** Located to the west of Parcel "B".
- Parcel 51:** Located to the east of Parcel "B".
- Parcel 50:** Located to the east of Parcel 51.

Other Features:

- Berwyn Drive Discontinued:** Located to the south of Parcel "B".
- 40' Wide Berwyn Drive:** Located to the south of Parcel "B".

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 continue S 87°28'00" E along said Section Line 1144.33 feet (recorded as 1145.45 feet) to an Iron Pipe at a point 51.39 feet (recorded as 51.45 feet) Westerly of the Northeast Corner of Lot 51 and the point of beginning; thence continue S 87°28'00" W along said Section Line 82.25 feet (recorded as 82.29 feet) to an Iron Pipe; thence S 2°37'34" E 192.20 feet (recorded as 192.30 feet) to an Iron Pipe on the North Right-of-way Line of Berwyn Drive; thence N 87°28'27" E along said North Right-of-way Line 82.22 feet (recorded as 82.29 feet) to an Iron Pipe; thence N 2°36'58" W 192.21 feet (recorded as 192.30 feet) to the point of beginning. Said parcel contains 0.363 Acres of land more or less and is subject to easements recorded or unrecorded.

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON PIPE, 24" LONG, WEIGHING
1.13 LBS./LINEAL FT., 1" DIA.
- SET IRON ROD, 30" LONG, WEIGHING
4.5 LBS./LINEAL FT., 1-11/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 20 FEET

"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."

"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.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: July 14, 1994 Job No. 1994:608BP

Ordered by: John O'Neill
O'Neill Builders, Inc.
Post Office Box 351
Fontana, Wisconsin

*Berwyn Drive
Discontinued*

NOTE
Storm Sewer and Storm Water
Settling Basin Easements are as
shown on Construction Plans
dated September 15, 1993 as
contract number 4-93 by:
Strand and Associates, Inc.
Engineers
910 West Wingra Drive
Madison, Wisconsin 53175

A rectangular stamp with the word "RECEIVED" in a bold, sans-serif font at the top. Below it, the date "NOV 15 1994" is stamped. A handwritten signature is scrawled across the bottom right of the stamp.

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

Parcel "B"

The Easterly 61.74 feet of Lot 52 and the Westerly 20.55 feet of Lot 51 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 described as follows:

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 continue S 87°28'00" E along said Section Line 1144.33 feet (recorded as 1145.45 feet) to an Iron Pipe at a point 51.39 feet (recorded as 51.45 feet) Westerly of the Northeast Corner of Lot 51 and the point of beginning; thence continue S 87°28'00" W along said Section Line 82.25 feet (recorded as 82.29 feet) to an Iron Pipe; thence S 2°37'34" E 192.20 feet (recorded as 192.30 feet) to an Iron Pipe on the North Right-of-way Line of Berwyn Drive; thence N 87°28'27" E along said North Right-of-way Line 82.22 feet (recorded as 82.29 feet) to an Iron Pipe; thence N 2°36'58" W 192.21 feet (recorded as 192.30 feet) to the point of beginning. Said parcel contains 0.363 Acres of land more or less and is subject to easements recorded or unrecorded.

110' Wide Storm Water
Parcel "B"
0.363 Acres ±
Settling Basin Easement

53

52

51

50

S 2°37'34" E 192.20'
(192.30')

N 2°36'58" W 192.21'
(192.30')

15' Wide Storm Sewer Easement

(81.74')
N 87°28'27" E 82.22'
(82.29')

(82.29')
S 87°28'00" W 82.25'
(81.74') Point of Beginning
(51.45')

**Berwyn Drive
Discontinued**

40' Wide
Berwyn Drive

Owners: Glenwood Terrace Limited Partnership

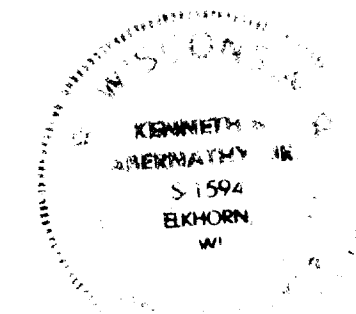
Ordered by: John O'Neill
O'Neill Builders, Inc.
Post Office Box 351
Fontana, Wisconsin

53125-0351

NOTE
Storm Sewer and Storm Water
Settling Basin Easements are as
shown on Construction Plans
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contract number 4-93 by:
Strand and Associates, Inc.
Engineers
910 West Wingra Drive
Madison, Wisconsin 53175

Legend

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"This survey is made for the use of the present owner of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

Kenneth B. Abernathy, Jr.
KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594
Revised June 17, 1994
Date: June 14, 1994 Job No. 1994.608

