ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr. Wisconsin Registered Land Surveyor S-1594 W4056 Bray Road Elkhorn, Wisconsin 53121 Phone: (414) 723-4260 (office) (414) 723-4813 (residence)

PLAT OF SURVEY

UNIT 137 ABBEY SPRINGS

CONDO NO. 4

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 18, Town 1 North, Range 17 East, Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, being more particularly described as follows:

Beginning at the Southeast corner of Unit 138 of Abbey Springs; thence S 0°49'00" W 80.00 feet; thence N 89°11'00" W 149.08 feet; thence N 0°49'00" E 80.00 feet; thence S 89°11'00" E 149.08 feet to the point of beginning, containing 0.2738 acres more or

ORDERED BY: LANCE CHODY 919 N. PLUM GROVE RD. SCHAUMBERG, IL. 60173

OWNER: JOANNE J. CHODY 8259 W. GRAND AVE. RIVER GROVE, IL. 60171

PART OF CONDOMINIUM NO Y

fd. iron pipe is bent and N 21°31'E 0.31' from true corner.

UNIT 138

SOUTHEAST CORNER UNIT 138 -S 89°13'34" E 149.08' 119.08 30.00' 35.7' SECOND FLOOR **EXISTING** CONCRETE STOOP 3' X 6.5' RESIDENCE FIRST FLOOR ELEVATION **UNIT 137** *99.56°* 0.2738 AC. grave]

N 89°11'00" W 149.08°

driveway

BENCHMARK - TOP OF IRON PIPE

ASSUMED ELEVATION = 100.00

UNIT 136

SETBACK AREA WAS TAKEN FROM OTHERS PLATS AND THE ORIGINAL CONDOMINIUM PLAT AND ARE BELIEVED TO BE:

FRONT SETBACK = 25 FEET SIDE SETBACK = 15 FEET

----<u>52.6'</u>

LOCATION AS PER CONDO PLAT

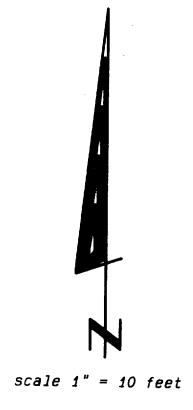
BOUNDARY OF AREA FOR BUILDING

BEARING BASIS FOR THIS PLAT

REAR SETBACK = 1/3 OF THE LOT LENGTH OR 41.36 FEET

BURIED ELEC. CABLE .

CHECK WITH LOCAL BUILDING INSPECTOR TO CONFIRM



25'

SANITARY SENER MANHOLE

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. (xx) RECORDED AS DIMENSION -x-x- EXISTING FENCE



SCALE: 1"= 10 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 three within one year from date hereof."

KENNETH B. ABERNATHY, JR. WISCONSIN REGISTERED LAND SURVEYOR,

SCDB4-137

WC-1713