

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

LOT 19 OF CLUB UNIQUE, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON GENEVA LAKE, WALWORTH COUNTY, WISCONSIN.

EAST 1/4 CORNER
SEC. 14-1-16

OWNER: TOM AND MELVA BREITENSTEIN
RFD BOX 3275
LONG GROVE, ILLINOIS 60047

ORDERED BY: ATTY. K. MICHAEL COOLEY
SUITE 2100
111 EAST WISCONSIN AVE.
MILWAUKEE, WI. 53202

LEGAL DESCRIPTION FOR PORTION OF LOT 19 ZONED RS-3

A PORTION OF LOT 19 OF CLUB UNIQUE, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON GENEVA LAKE, WALWORTH COUNTY, WISCONSIN, described as follows: Commence at the East 1/4 Corner of said Section 14; thence S 0°14'40" W 693.13 feet to a found iron pipe at the northeast corner of said Lot 19; thence S 89°10'26" W along the northerly line of said lot and the southerly line of South Shore Drive 344.15 feet to a set iron rod and the point of beginning; thence S 13°41'21" E 8.30 feet; thence S 2°27'28" E 21.65 feet; thence S 51°48'06" E 18.58 feet; thence S 10°29'23" E 17.54 feet; thence S 27°26'16" E 23.96 feet; thence S 5°11'42" E 34.22 feet; thence S 17°04'10" E 47.38 feet; thence S 17°19'04" E 26.52 feet; thence N 76°21'07" E 45.07 feet; thence S 6°15'46" E 57.38 feet; thence S 9°27'28" E 24.84 feet; thence S 11°43'17" E 58.44 feet; thence S 78°37'34" W 37.67 feet; thence S 68°04'26" W 24.46 feet; thence S 69°00'55" W 89.06 feet to a set iron rod in the easterly line of Indian Hills Road and the westerly line of said lot; thence N 16°23'07" W along said line 374.38 feet to the northwest corner of said lot; thence N 89°10'26" E along the northerly line of said lot and the southerly line of South Shore Drive 125.76 feet to the point of beginning. Said portion of Lot 19 contains 48,289 square feet and is zoned RS-3.

SOUTH SHORE DRIVE 66' WIDE

CORNER DESTROYED FROM
ROAD WORK SET RAILROAD
SPIKE

N 89°10'26"E 469.91'

(N 89°09'33"E)

125.76'

344.15'

LOT 19 CLUB UNIQUE
170,405 S.F.
(3.9 AC.)

ZONED RS-3
48,289 S.F.
(1.1 AC.)

SECONDARY ENVIRONMENTAL CORRIDOR
122,116 S.F.
(2.8 AC.)

100 PENNY SPIKES SET AT LINE ANGLE POINTS

LINE LOCATION BY:
DONALD REED, CHIEF BIOLOGIST
SOUTHEASTERN WISCONSIN
REGIONAL PLANNING COMMISSION
916 N. EAST AVE.
P.O. BOX 1607
WAUKESHA, WI. 53187-1607
DATE 12/18/97

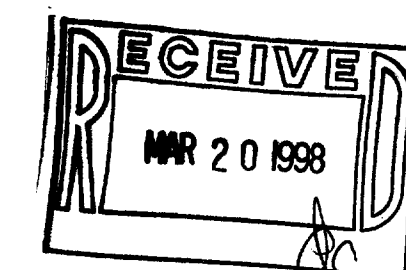
LINE	BEARING	DISTANCE
L1	S 13°41'21" E	8.30
L2	S 2°27'28" E	21.65
L3	S 51°48'06" E	18.58
L4	S 10°29'23" E	17.54
L5	S 27°26'16" E	23.96
L6	S 5°11'42" E	34.22
L7	S 17°04'10" E	47.38
L8	S 17°19'04" E	26.52
L9	N 76°21'07" E	45.07
L10	S 6°15'46" E	57.38
L11	S 9°27'28" E	24.84
L12	S 11°43'17" E	58.44
L13	S 78°37'34" W	37.67
L14	S 68°04'26" W	24.46
L15	S 69°00'55" W	89.06

BEARINGS ARE REFERENCED TO A PLAT OF SURVEY PREPARED BY ROBERT M. BAERNWALD DATED JULY 14, 1995 WHICH WAS RECEIVED FROM THE CLIENTS TO ASSIST IN THE PREPARATION OF THIS SURVEY.

SCALE 1" = 50 FEET

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 1/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 50 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 lines, apparent easements, railways 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 date hereof."

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: 12/19/97 Job No. 97.1218

REVISED 2/7/98

SCB-19

005-1647