

ABERNATHY and ASSOCIATES
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OUTLOT 42 OF ASSESSORS PLAT NO. 1 AMENDED
LOCATED IN SECTION 11, TOWN 1 NORTH,
RANGE 16 EAST, VILLAGE OF FONTANA-ON
GENEVA LAKE, WALWORTH COUNTY, WISCONSIN

PLAT OF SURVEY

Outlot 41

87,064 sq. ft. Gross Area
(2.0 ac.)
OUTLOT 42 (1937)
67,265 SQ. FT.
1.54 AC.
Exclusive of Roads

Owner: Estate of Betty Brace Reuland
c/o Bank of America
Kirk Dehaan
P.O. Box 419119
Kansas City, MO. 64141

Meander Corner
N= 207,450.30
E= 2,386,448.35

CENTER OF
SECTION 11-16
conc. mon. with
brass cap
N= 207,418.48
E= 2,386,180.81

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

Legal Description: Vol. 470 P. 529 Doc. No. 185183
10/13/89

A parcel of land located in the SE fractional 1/4 of Fractional Sec. 11, Town 1 North, Range 16 East, of Walworth County, Wisconsin, described as follows, to-wit: Beginning at the middle 1/4 Sec. corner of said Sec. 11; thence S 89°39' E along the E-W 1/4 Sec. line of said Sec. 258.79 feet to the center line of the Public Road; thence S 42°29' E along the center line of said road 96.15 feet to the intersection of the center line of the two public roads; thence S 58°31' W along the center line of the public road 170.80 feet to a point; thence S 42°12' W along the center line of said road 264.70 feet to the N-S 1/4 Sec. line in said Sec.; thence N 0°01' E along the N-S 1/4 Sec. line 357.72 feet to the place of beginning, containing 1.39 acres of land. Also, a parcel of land located in the N.E. fractional 1/4 of the Fractional Sec. 11, Town 1 North, Range 16 East of Walworth County, Wisconsin, described as follows, to-wit: Beginning at the Middle 1/4 Sec. corner of said Sec. 11; thence N 1°20' E along the N-S 1/4 Sec. line 148.36 feet to the center of the public road; thence S 84°31' E along the center line of said road 86.71 feet to a point; thence S 59°29' E along the center line of said road 99.91 feet to a point; thence S 42°29' E 122.83 feet along the center line of said road to a point on the E-W 1/4 Sec. line of said Sec. 11; thence N 89°39' W along said 1/4 Sec. line 258.79 feet to the place of beginning, containing 0.58 acres of land, Walworth County, Wisconsin.

Note: This legal description proceeds Assessor's Plat No. 1 Amended and has an acceptable mathematical closure.

Surveyor's Comments:

The width of Lake Shore Drive apparently changes from 50' wide at the east to 66' wide at the west as it travels past Outlot 42. Certified Survey Map No. 306 and 307 show the width at 50'. A plot of survey by H. Kolb for Outlot 48 and a plot by James Bluff for Outlot 46 show the width to be 66', and Certified Survey Map No. 1515 and the original plat of Stearns and Gerould's Subd. show the width to be 66'. Assessors Plat No. 1 lacks definitive information to determine the width. The legal description found in Volume 470 P. 529 runs along the center lines of roads and does not reference any widths, therefore we have intersected a 50' wide road with a 66' wide road to determine the northern line of North Lake Shore Drive as well as located the actual blacktop surface and the existing utilities adjacent to Outlot 42.

If Outlot 42 is subdivided in the future I would recommend that a 33' half width for North Lake Shore Drive be dedicated from the existing center line as traveled and that additional right-of-way for Stearns' Road be provided.

See survey job no. 02.1011 for Outlot 47.

SCALE: 1" = 30 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 thereto within one year from the date hereof."

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

DATED Nov. 7, 2002

Job No. 02.1011 OL 42