

ABELL
SURVEYING & MAPPING

1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
262-728-6737

NOTE: THIS SURVEY IS A RETRACEMENT OF A
SURVEY BY ROBERT M. BAERENWALD
DATED APRIL 8, 1997.

NOTE: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.



SCALE 1"=20'

LEGEND

- - IRON PIPE FOUND
- - CONCRETE MONUMENT FOUND
- ⊗ - PK NAIL FOUND
- ⊙ - PK NAIL SET
- ✕ - CROSS CUT IN CONCRETE DRIVE SET
- - OVERHEAD UTILITY LINES
- () - RECORDED AS

PLAT OF SURVEY OF

Lot 2, Block 6 of the Original Plat of Fontana, together with the South 20 feet of vacated Second Avenue adjoining said Lot 2 on the North, and, also, a parcel of land located in Lot 3, Block 6 of the Original Plat of Fontana, in the Village of Fontana, Walworth County, Wisconsin, described as follows, to-wit: Beginning on the West line of said Lot 3 at a point located 72.00 feet North of the SW corner of said Lot 3; thence North along said West line 38.00 feet; thence East along the North line of said Lot 3, 66.53 feet to a concrete monument at the NE corner of said Lot 3; thence South along the East line of said Lot 3, 13.50 feet; thence West parallel with the North line of said Lot 3, 27.89 feet; thence South parallel with the West line of said Lot 3, 24.50 feet; thence West 38.58 feet to a place of beginning, subject to a right of way to be used by others over the above described real estate, said right of way being more specifically described in the deed dated August 17, 1965 from Richard H. Pfeil and Patricia R. Pfeil, his wife, to Luella B. Sanwick, said deed being recorded in the Office of the Register of Deeds of Walworth County, Wisconsin, on the 27th day of August, 1965, in Volume 623 of Deeds on page 373 as Document No. 573562.
RESERVING a perpetual easement for ingress and egress to Lot 1, Block 6 adjoining in favor of the owners thereof, their representatives, heirs, successors and assigns.

EXCEPTING THEREFROM the following described parcel: Commencing at the Northeast corner of said Lot 3, thence South 2.96 feet along the East line of said lot, to the place of beginning; thence continue South 10.54 feet; thence N 89° 41' 25" W 27.89 feet; thence South 24.50 feet; thence N 89° 41' 25" W 38.11 feet; thence North 19.53 feet; thence N 71° 15' 10" E 40.24 feet; thence N 85° 27' E 27.98 feet to the place of beginning.

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 HEREON.

David F. Abell

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

May 13, 2004

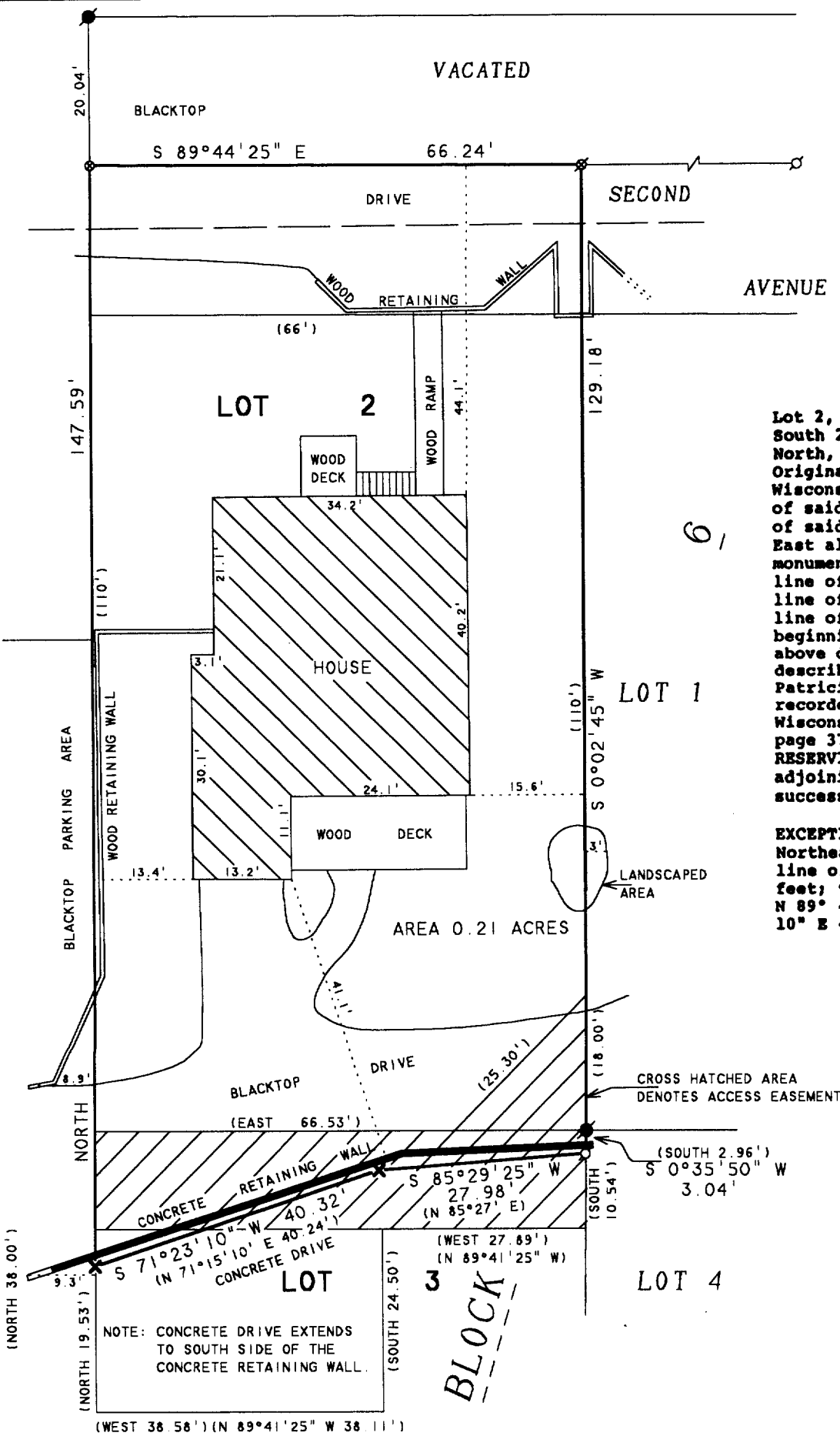
DATE JOB NUMBER - 04045
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

ORDERED BY: KEEFE REAL ESTATE
P.O. BOX 460
LAKE GENEVA, WI 53147

STREET

49.50 FEET WIDE

M I G H



SOP 00036B

005-2181