

# LAND-MARK SURVEYING

Mark L. Miritz

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## PLAT OF SURVEY

UNIT 2 ABBEY SPRINGS  
CONDO NO. 12

(EAST 100')  
(S 88°33'E 99.96')

S 88°37'24" E 99.94'

BLACKTOP WALKWAY  
ENCROACHES 0.8'

FND. P.K. NAIL

STFV - 100

EXISTING

RESIDENCE

BOARDWALK

FIP IS S.35°05' E 0.14' FROM CORNER

(N 84°49'W 7.94')

S 84°22'57" E 7.95'

S 84°22'57" E 39.30'

(N 84°49'W 38.18')

BOARDWALK ENCROACHES 0.9'

DECK

STFV 00099  
9,994 S.F. (0.23 AC.)

RR TIES

PAVED PARKING AREA

N 88°35'52" W 99.85'  
(N 88°33' W 99.96') (WEST 100.00')

BEARING BASIS FOR THIS PLAT  
THE WEST LINE WAS ASSUMED  
TO BEAR N 0°44' E

UNIT 3 ABBEY SPRINGS  
CONDO NO. 12

LEGAL DESCRIPTION: DOC. NO. 0537484

A parcel of land located in the Northwest fractional 1/4 of Section 13, T1N, R16E, Village of Fontana, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the middle 1/4 section corner of said Section 13; thence West along the east - west 1/4 Section line of said Section 13 a distance of 664.18 feet; thence North 0°44' East 162.00 feet to the place of beginning; thence continue North 0°44' East 100 feet; thence East parallel to said 1/4 Section line 100 feet; thence South 0°44' West 100 feet; thence West 100 feet to the place of beginning/

Also, a non exclusive right of ingress and egress over the road as now traveled from the above described property to the public road on the East - West 1/4 line of said Section 13.

ORDERED BY: HOME DESIGN  
P.O. BOX 527  
FONTANA, WI. 53125

OWNER: LYNN A. CORNWALL

PRIVATE EASEMENT FOR INGRESS AND EGRESS

### LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- FOUND CONCRETE MONUMENT
- FOUND P.K. NAIL
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1" = 20 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 date hereof."

MARK L. MIRITZ  
WISCONSIN REGISTERED  
LAND SURVEYOR S-2582

DATE: MAR. 25, 2005 JOB NO. 05.311

66' WIDE  
SOUTH SHORE DRIVE

EAST - WEST 1/4 SECTION LINE  
SECTION 13-1-16

MIDDLE 1/4 CORNER  
SEC. 13-1-16

STFV 00099

005-2267