

PLAT OF SURVEY

LEGAL DESCRIPTION FOUND IN DOCUMENT NO. 715849, WALWORTH COUNTY RECORDS

UNIT 205, TOGETHER WITH SAID UNIT'S UNDIVIDED APPURTENANT INTEREST IN THE COMMON ELEMENTS ALL IN ABBEY SPRINGS CONDOMINIUM NO. 5, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, ON JULY 20, 1973 IN VOLUME 97 OF RECORDS, PAGE 265, AS DOCUMENT NO. 667480, TOGETHER WITH AND ALL AMENDMENTS AND/OR ADDENDUMS THERETO. SAID CONDOMINIUM BEING LOCATED IN THE VILLAGE OF FONTANA, COUNTY OF WALWORTH, STATE OF WISCONSIN, ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION AND INCORPORATED HEREIN BY THIS REFERENCE THERETO.

OWNER:
MARGIE C. BAN, ROVOCABLE TRUST

ABBAY SPRINGS DRIVE

N 78°37'22" E 82.06'
(N 78°31' E 82.02')
50' WIDE RIGHT-OF-WAY

FOUND IRON PIPE
S 75°34'09" W 0.39'
FROM CORNER
UTILITY PEDESTALS

N 01°16'00" E 116.03'
86.03'

UNIT 204

RESIDENCE

1.3' CANTILEVER

UPPER
LEVEL
SCREEN
PORCH

DECK

UNIT 205

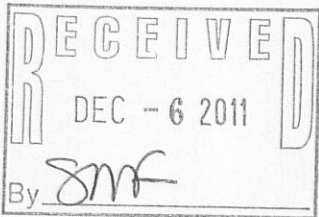
7,977 SQ. FT. LESS
RIGHT-OF-WAY
10,029 SQ. FT. TOTAL

BLACKTOP DRIVE

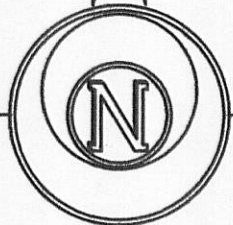
104.48'
S 01°16'00" W 134.48'
(134.53')

UNIT 206

N 88°23'11" W 80.07'
(N 88°26'07" W 80.00')



THE EASTERLY LINE OF UNIT 205
WAS ASSUMED TO BEAR S 01°16'00" W
AS PLATTED



SCALE: 1 INCH = 15 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
MARK L. MIRITZ
WISCONSIN REGISTERED
LAND SURVEYOR S-2582

DATE: JULY 8, 2011 JOB NO. 11.701

LEGEND

⊘ FOUND IRON PIPE
(x x) RECORDED AS DIMENSION

005-2875