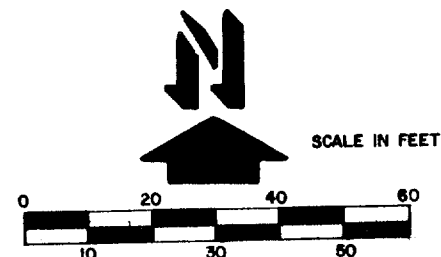


SURVEYING & MAPPING
DELAN, WISCONSIN 53115
414-728-6737

NOTE: ACCESS TO UNIT 1 AND UNIT 2 SHALL BE ACROSS AN EXISTING 50 FOOT WIDE EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP NO. 1157. THIS ACCESS IS REFERED TO AS COMMON AREA IN THE CONDOMINIUM DECLARATION.



LEGEND

- ♂ - IRON PIPE FOUND
- ♂ - IRON PIPE FOUND BENT, RESET
- - P.K. NAIL SET IN BLACKTOP
- - IRON PIPE SET
- ⊗ - MANHOLE
- ⬆ - ORNAMENTAL LIGHT
- UP - UTILITY POLE
- () - AS SHOWN ON C.S.M #1157

PLAT OF SURVEY OF

UNIT NO. 2 AND SO MUCH OF AN UNDIVIDED
INTEREST IN THE COMMON AREAS AND FACILITIES AS
SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR
ABBEY SPRINGS CONDOMINIUM NO. 12 ALONG WITH THE
RIGHT OF USER AND EASEMENT TO THE COMMON AREAS AND
FACILITIES AS SET FORTH IN SAID DECLARATION, ALL IN
ABBEY SPRINGS CONDOMINIUM NO. 12 A CONDOMINIUM EXISTING
UNDER AND BY VIRTUE OF THE UNIT OWNERSHIP ACT OF THE
STATE OF WISCONSIN, AND RECORDED BY DECLARATION AS
SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF
DEEDS FOR WALWORTH COUNTY, WISCONSIN ON JANUARY 18,
1982 AS DOCUMENT NO. 75863 IN VOLUME 280 OF
RECORDS, ON PAGE 138 AND SUBJECT TO ANY AMENDMENTS
AND ADDENDUMS THERETO. SAID CONDOMINIUM BEING
LOCATED ON THE REAL ESTATE DESCRIBED IN SAID
DECLARATION. THE POST OFFICE ADDRESS OF THE ABOVE
NUMBERED UNIT BEING UNIT NO. 2, ABBEY SPRINGS
CONDOMINIUM NO. 12 FONTANA-ON-GENEVA LAKE, WISCONSIN.
ALSO INCLUDED HEREIN IS THE TRANSFER TO THE GRANTEE
OF ELIGIBILITY FOR VOTING MEMBERSHIP IN THE UNIT
OWNERS' ASSOCIATION PROVIDED FOR IN THE DECLARATION
AND WHICH IS A RIGHT RUNNING WITH THE UNIT.

TAX KEY NO. SCDB 1200002

BUILDING SETBACK REQUIREMENTS

BUILDING SETBACK REQUIREMENTS
HOUSES SHALL BE LOCATED NO CLOSER TO THE FRONT OF THE LOT THAN $1/6$ OF THE AVERAGE DISTANCE FROM ROAD RIGHT OF WAY TO THE BACK LINE OF THE UNIT, BUT NOT LESS THAN 25 FEET; AND NO CLOSER TO THE BACK OF THE LOT THAN $1/3$ OF THE AVERAGE DISTANCE FROM THE ROAD RIGHT OF WAY TO THE BACK OF THE UNIT; AND 15 FEET FROM THE SIDE LINES.

NOTE: THIS IS A CLASS A SURVEY AS
DEFINED IN THE REQUIREMENTS
FOR ALTA/ACSM LAND
TITLE SURVEYS. (N 2°55'45"E

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

DATE May 3, 1989 JOB NUMBER - 89051

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS
SEALED.

(N 88°33'00"W 3088.07') EAST 1/4 CORNER SEC. 13,
T1N. R18E

5-945

ABELL
SURVEYING & MAPPING SHEET 2 OF 2 SHEETS
DEHAVAN, WISCONSIN 53115
414-720-6737

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO WILLIAM E. AND SUSAN M. BENNETT, CHICAGO TITLE INSURANCE COMPANY AND THE NORTHERN TRUST COMPANY THAT THE SURVEY PREPARED BY ME ENTITLED "UNIT NO. 2, ABBEY SPRINGS CONDOMINIUM NUMBER 12" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY, EXCEPT AS SHOWN ON THE PLAT; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM THE PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY, EXCEPT AS SHOWN ON THE PLAT; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROAD AND SURFACE DRAINAGE; THAT ANY DISCHARGE, STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE VILLAGE OF FONTANA FLOOD PLAIN MAPS.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING FOR A CLASS A SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT Delavan, Wisconsin,
THIS 3 DAY OF MAY, 1989.

David F. Abell

JOB NUMBER - 89051