ABERNATHY and ASSOCIATES W4056 Bray Road Elkhorn, Wisconsin 53121 Phone: (414) 723-4260 (office) (414) 723-7209 (fax) Kenneth B. Abernathy Jr. Wisconsin Registered Land Surveyor S-1594 Legal Description PLAT OF SURVEY Volume 403, Page 701 Lot 11 of Ander's Addition. a Subdivision located in the Southeast 1/4 of Section 35 and the Southwest 1/4 of Section 36 including a vacated part of Manor's Addition, Township 1 North, Range 18 East, Village of Genoa City, Walworth County, Wisconsin. That part of the Southwest Quarter of the Southwest Quarter of Section 36, Township 1 North, Range 18 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at a point on the South line of said Section 36, distant 50 feet Southwesterly, measured radially, from the center line of the main track (now removed) of the State Line and Union Rail Road Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 36; thence Northwesterly parallel with said original main track center line a distance of 425.85 feet to the point of beginning of the parcel of land herein described; thence continuing Northwesterly parallel with said original main track center line a distance of 70.96 feet; thence Northeasterly radial to the last described course a distance of 100 feet; thence Southeasterly parallel with and distant 50 feet Northeasterly, measured radially from said original main track center line, a distance of 65 feet, more or less, to a point on a line drawn radially to said center line through the point of beginning; thence Southwesterly along said last described radial line a distance of 100 feet L 0 T 1 0 RAILROAD TIES ENCROACH BY 0.3 FEET. (S 89°59'00" E) (RADIUS = 40.00')N 89 54 57" E 99.56' RAILROAD TIES RAILROAD TIES ENCROACH BY 11.7 FEET. Gravel Driveway 11.9' 0.16 Acres + Shed RAILROAD TIES ENCROACH -RIGH 4 0.24 Acres ± Deck Dwelling 0 3 0 7 0.4 Acres ± 4 Poo1 Tot**a**l _ _ _ _ 25.9'_ (7 (125.00') **124.97'** S 89 53 56 W CYCL**ONE** FE (N 89°59'00" W) L O T 12 L O T 1 4 APR 2 4 1997 1) The original plat of Inder's **Addi**tion contains this note: "CURVE SPECIFICATIONS WERE NOT OBTAINABLE FROM THE CHICAGO AND NORTHWESTERN RAILROAD. THE CENTER OF THE EXISTING TRACK WAS DESCRIBED AS A MONUMENT, WITH THE RIGHT-OF-WAY LINE ESTABLISHED 50.00 FEET FROM SAID CENTERLINE. FOUND EXISTING TRACK TO BE AN IRREGULAR CUNVE". Owners: John D. Hawkins 2) Lot 11 as platted does not meet minimum standards for closure as defined in Chapter 236.15(2) of Donald Malone the Wisconsin State Statutem. 3) The radius for the Railmoad Right+of-way was computed from information provided by a copy of the 32 Gideon Court

Railroad Right-of-way Plans, dated 1917, recorded at the Walworth County Surveyor's Office.

KENNETH B. 🔏 ABERNATHY, JR. ELKHORN,

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 tences 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 time thereto within one year from date hereof.

Legend

(XX) RECORDED AS DIMENSION

-x-x- EXISTING FENCE

☐ FOUND BRASS CAPPED MONUMENT

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.

SCALE: 1"= 10 FEET

FOUND CONCRETE MONUMENT + CHISEL CUT IN CONCRETE

FOUND IRON PIPE FOUND IRON ROD

KENNETH B. ABERNATHY, JR. WISCONSIN REGISTERED LAND SURVEYOR,

Date: <u>March</u> 14, 1997

11-247 OPH-JX Genoa City, Wisconsin 53128