ABERNATHY and ASSOCIATES W4056 Bray Road W4056 Bray Road Elkhorn, Wisconsin 53121 Phone: (414) 723-4260 (office) (414) 723-7209 (fax) Kenneth B. Abernathy Jr. Wisconsin Registered Land Surveyor \$-1594 PLAT OF SURVEY DESCRIPTION LEGAL A parcel of land located in the Southeast 1/4 of Section 26, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, described as follows: Commince at the East 1/4 Corner of said Section 26, thence S 89'52'53" W along the east and west 1/4 section line 2623.77 feet to the center of said Section 26; thence S 1'05'24" E 615.07 feet to a found iron rod at the southwest corner of Edgewood Hills Subdivision and the point of beginning; thence S 88°48'04" E along the southerly line of Edgewood Hills Subdivision 620.17 feet to a found CENTER 1/4 CORNER iron rod; thence S 1°48'42' W 209.81 feet to a found iron rod at the southwest corner of Lot 1 of Certified Survey Map No. 2937; thence S 88'48'20" E 433.09 feet along said Certified Survey Map to a found iron rod; thence South 188.12 feet along the westerly line of Certified SEC. 26-2-17 Survey Map No. 2937 to a found iron rod; thence N 89'29'20" E along the southerly line of Certified Survey Map No. 2937 and the Southerly N. 224,128.06 line of LaSalle Street extended 275.74 feet to a found iron rod; thence S 1'31'41" W along the westerly line of Stage 1 of Phase 1 of E. 2,416,577.71 Whispering Hills Condominium, 14.09 feet to a found iron pipe; thence S 39°34'38" W along said line 40.27 feet to a found iron pipe; thence RECORDED CAB. B SLIDE 134 S 44°31'01" W along said line 52.98 feet to a found iron pipe; thence S 0°09'45" E along said line 56.34 feet to a found iron pipe; thence S 51'06'50" E along said like 80.62 feet to a found iron pipe; thence S 0'03'19" E 80.74 feet to a found iron pipe which marks the southwest EDGEWOOD HILLS SUBDIVISION corner of said Stage 1 of Phase 1 of Whispering Hills Condominium; thence N 89'28'52" W 21.19 feet to the Northeast corner of Lake Geneva Woodlands Condominium; thence N 89°50'31" W 24.51 feet to a found iron at the northwest corner of William Avenue; thence N 89°18'10" W 230.83 feet to a found iron pipe at the northeast corner of vacated Best Avenue; thence N 89°26'45" W 279.98 feet to a found iron pipe at the northeast corner of vacated Edward Avenue; thence N 89°25'18" W 50.12 feet to a found iron pipe at the northwest corner of vacated Edward Avenue; thence N 89'17'24" W 230.69 feet to a found iron pipe at the northeast corner of Platt Avenue; thence N 89'23'21" W 306.59 feet to a found iron pipe at the northeast corner of Oakdale Street; thence N 89'20'44" W 50.06 feet to a found iron pipe at the northwest corner of Oakdale Street; thence N 89'30'17" W 139.75 feet to a found iron pipe at the northwest corner of Oakdale Estates Subdivision; thence N 1°40'56" E 347.03 feet to a found iron rod at the northeast corner of Certified Survey Map No. 2496; thence N 0°16'02" E 326.89 LOT 39 feet to a found iron rod and the point of beginning. Said parcel contains 15.57 acres of land more or less. UTILITY PEDESTALS C.S.M. # 2359 -- 10' WIDE UTILITY EASEMENT NOW C.S.M. NO. 2937 288.50 ( 264.30') SCALE 1" = 60 FEET Horizontal Datum is based on the Wisconsin State Plane Coordinate System fence is 0.45' W. of N 88 48 04" W 620.17 Grid, South Zone, and all bearings are referred to Grid North. ( N 88 48'20"H 620.00') - ADJUSTED PROPERTY LINE S 88 48 20 E 902.50 375.50′ \_\_\_\_\_\_353 . 45 ′ \_\_173.55' ADJUSTED PROPERTY LINE CHAIN LINK FENCE LOT 2 S 23'45'W 241.2'± LOT 1 20' WATER MAIN EASEMENT C.S.M. NO. 2937 No legal description for easement was recorded The location was determined from the field HAROLD KOLB SURVEY location of water stop boxes and engineering plans C.S.M. # 1042 as prepared by CRISPELL - SNYDER dated October DATED APRIL 10, 1969 1992 and revised on December 12, 1994 FORMERLY C.S.M. # 874 S 89°35'00" W LOT 2 199.98° ( \$ 89°27'36"H 200.00') C.S.M. NO. 2937 PART OF WHISPERING HILLS CONDO LOT 1 fence is i' W. of iron \$ 35.15'E 133.3'± N 89'29'20" E 201.21 RESERVED FOR LA SALLE STREET S 44"31'01" W FUTURE PUBLIC STREET FUTURE 66' WIDE PUBLIC STREET S 0'09'45" E N 89'28'52" W 66' WIDE WATER STOP BOX THIS DESCRIPTION WAS PREPARED TO GIVE THE CITY OF LAKE GENEVA ACCESS BETWEEN PLATT STREET AND EDGEWOOD DRIVE IN THE FUTURE. IT IS BELIEVED THAT THIS ROADWAY COULD BE ALTERED ON AN APPROVED SITE PLAN AS LONG AS THE CONNECTION BETWEEN THE ROADS IS ( N 39'30'06"E MAINTAINED. ( N 44'28'36"E ) C.S.M. # 2496 TAX KEY NO. ZYUP 00045 fd. 1 1/2" dia. iron pipe 15.57 ACRES ( N 0'12'04"H 56.53') " RESERVED FOR CONDOMINIUM EXPANSION" - WHISPERING HILLS ( N 51°10'04"W 80.70') 33 ' Note: line AB = 8 89'23'25"E 1333.73' RAILROAD TIE LANDSCAPING STAGE 1 OF PHASE 1 Legend FOUND IRON PIPE WHISPERING HILLS CONDOMINIUM FOUND IRON ROD mnants of old wire fence along line D FOUND BRASS CAPPED MONUMENT FOUND CONCRETE MONUMENT + CHISEL CUT IN CONCRETE SET IRON ROD, 24" LONG, WEIGHING N 89'23'21" W 306.59' 139.75 230.69' N 89'26'45" W 279.98' 1.5 LBS./LINEAL FT., 3/4" DIA. 230.83 ( 140.00') ( 140.00') BEST SET IRON ROD, 36" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA. ( 230.70') ( 230.70') ( S 89"44'E ) (xx) RECORDED AS DIMENSION WOODLANDS CONDOMINIUM -X-X- EXISTING FENCE GENEVA FORMERLY LAKE GENEVA HILLS SUBD.) C.S.M. # 2507 ESTATES OAKDALE SCALE: 1"= 60 FEET SOUTH 1/4 CORNER "I hereby certify that the above described property has been surveyed SEC. 26-2-17 PLAT REVISED 12/8/98 representation thereof and shows the size and location of the property its exterior boundaries, the location of all visible structures and TO SHOW REMNANT PARCEL ECLUSIVE OF C.S.M. # 2937 dimensions of all principal buildings thereon, boundary fences, apparen N. 221,522.84 easements, roadways and visible encroachments, if any." his survey is made for the use of the present owners of the property KENNETH B. E. 2,416,581.62 and also those who purchase, mortgage, or guarantee the title therei ABERNATHY, JR. KENNETH B. ABERNATHY, JR 007-1819 WISCONSIN REGISTERED LAND SONVEYOR ZYUP-45 Dete: 12-8-98