

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

LEGAL DESCRIPTION

AS FOUND IN VOL. 671, P. 5678, DOC # 444501 OF WALWORTH CO. RECORDS

LOT LINE ADJUSTMENT FOR PART OF LOT 1 & LOT 2, SECOND COLUMBIAN SUBDIVISION

PART OF LOT 1 AND PART OF LOT 2 OF SECOND COLUMBIAN SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26 AND THE SOUTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, 150.00 FEET TO A FOUND IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUE WEST 177.96 FEET TO A SET GIN SCREW; THENCE N 0°48'50" W 329.77 FEET TO A SET GIN SCREW ON THE NORTH LINE OF SAID LOT 2; THENCE EAST ALONG SAID NORTH LINE 21.65 FEET TO THE SOUTHWESTERLY LINE OF AN ABANDONED RAILROAD RIGHT-OF-WAY AND A SET IRON ROD; THENCE S 43°19'16" E ALONG SAID RIGHT-OF-WAY 231.32 FEET TO A FOUND IRON PIPE; THENCE S 0°48'50" E 161.46 FEET TO THE POINT OF BEGINNING.

REMNAINT INCLUDING THE EAST 1/2 OF VACATED CLOVER ST.

PART OF LOT 2 AND THE EAST 1/2 OF VACATED CLOVER STREET OF SECOND COLUMBIAN SUBDIVISION AND A PARCEL OF LAND, ALL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26 AND THE SOUTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF LOT 1, OF SAID SECOND COLUMBIAN SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 2, 327.96 FEET TO A SET GIN SCREW AND THE POINT OF BEGINNING; THENCE CONTINUE WEST 144.98 FEET TO A FOUND IRON PIPE AND THE CENTERLINE OF VACATED CLOVER STREET; THENCE N 0°27'20" W ALONG SAID CENTERLINE 329.75 FEET TO A FOUND IRON PIPE; THENCE EAST 142.91 FEET TO A SET GIN SCREW; THENCE S 0°48'50" E 329.77 FEET TO THE POINT OF BEGINNING.

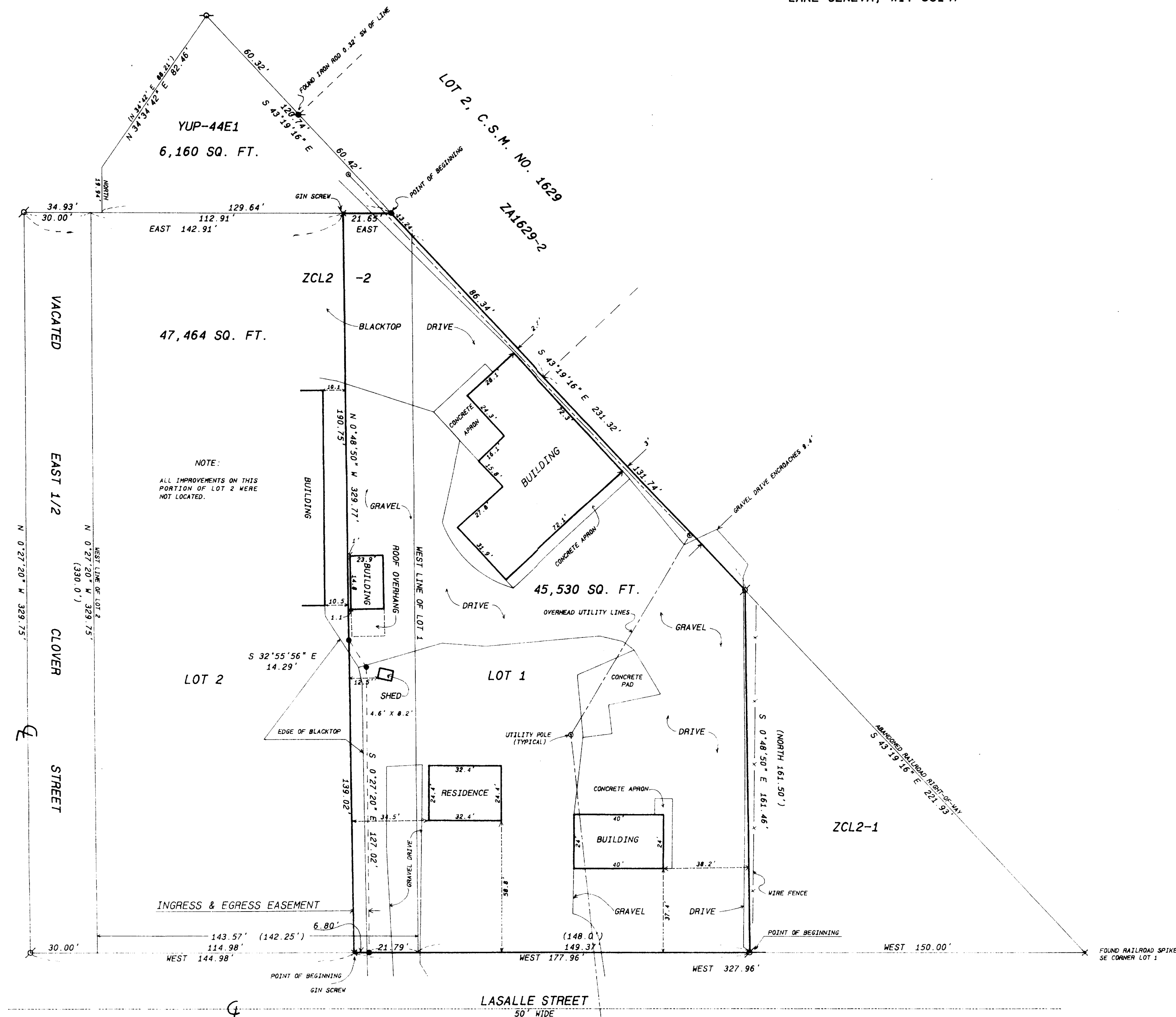
ALSO, A PARCEL OF LAND BEGINNING AT A SET IRON ROD AT THE INTERSECTION OF THE NORTH LINE OF LOT 2, SECOND COLUMBIAN SUBDIVISION AND THE SOUTHWESTERLY LINE OF AN ABANDONED RAILROAD RIGHT-OF-WAY; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2, 129.64 FEET; THENCE NORTH 19.94 FEET; THENCE N 34°34'42" E 82.46 FEET TO A FOUND IRON PIPE ON THE SOUTHWESTERLY LINE OF AN ABANDONED RAILROAD RIGHT-OF-WAY; THENCE S 43°19'16" E ALONG SAID RIGHT-OF-WAY 120.74 FEET TO THE POINT OF BEGINNING.

AN EASEMENT FOR INGRESS AND EGRESS

AS FOUND IN VOL. 671, P. 6195, DOC # 444679 OF WALWORTH CO. RECORDS

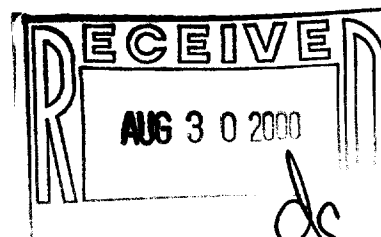
AN EASEMENT FOR INGRESS AND EGRESS OVER PART OF LOT 2 OF SECOND COLUMBIAN SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26 AND THE SOUTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SECOND COLUMBIAN SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 2, 327.96 FEET TO A SET GIN SCREW AND THE POINT OF BEGINNING; THENCE N 0°48'50" W 139.02 FEET TO A SET IRON ROD; THENCE S 32°55'56" E 14.29 FEET TO A SET IRON ROD; THENCE S 0°27'20" E 127.02 FEET TO A SET IRON ROD ON THE SOUTH LINE OF SAID LOT 2; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 6.80 FEET TO THE POINT OF BEGINNING.

OWNERS: B & M INVESTMENTS  
1070 CAREY ST.  
LAKE GENEVA, WI. 53147

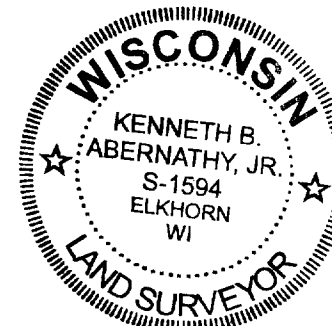


Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS-APPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD 24" LONG, WEIGHING 15 LBS. LINEAL FT., 3/4" DIA.
- SET IRON ROD 18" LONG, WEIGHING 4.5 LBS. LINEAL FT., 1 1/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1"= 30 FEET



Kenneth B. Abernathy Jr.  
KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR,  
S-1594

Date: June 7 2009 Job No. 00503

ZCL2-2B  
(part of) ZCL2-2

007-1919