ABERNATHY and ASSOCIATES Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNERS: IRVING AND MARY HALVERSON

ORDERED BY: MIKE HALVERSON 541 MORGAN DR. WILLIAMS BAY, WI. 53191

LEGAL DESCRIPTION

REFERENCE LEGAL QCD VOL. 372 P. 3 DOC. NO. 130867

A parcel of land located in the Northeast 1/4 of Section 25, Township 2 North, Range 17 East. City of Lake Geneva, described as follows, to-wit: Commencing at the intersection of the center line of Sheridan Road and the East line of said Section as fenced, thence South 86°54'West 1269.56 feet along the centerline of Sheridan Road to the place of beginning, thence continue along the centerline of Sheridan Road South 86°54' West 114.15 feet to a point, thence North 17°50' West 358.60 feet to a point in the Easterly right-of-way line of State Trunk Highway No. 36 as of this day of August 29, 1957; thence North 54°10'East along said right-of-way line 116.08 feet; thence South 17°50'East 423.51 feet to the place of beginning, Walworth County, Wisconsin.

Also Commencing at a point that is 1164.22 feet S 86°54'W of the intersection of the East line of Section 25, T2N, Range 17 East, and the North line of Sheridan Road in the City of Lake Geneva, Walworth County, Wisconsin; thence N 17.50'W 457.51 feet to an iron stake; thence S 54.10'W 107.12 feet along the southerly right of way line of State Trunk Highway #36 to an iron stake; thence S 17°50'E 397.62 feet to an iron stake; thence N 86°54'E 105.34 feet to the place of beginning.

Except for the 35 feet North of and adjacent to the East - West Quarter line, Section 25 T2N, Range 17 East, which is dedicated for road right of way for Sheridan Springs Road.

ALSO DESCRIBED MORE PARTICULARLY AS FOLLOWS:

TER OF SECTION

5-2-17

FOUND)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE S 89 22 11" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4, 1159.79 FEET; THENCE N 15'28'05" W TO A FOUND IRON ROD IN THE NORTHERLY LINE OF SHERIDAN SPRINGS ROAD 36.21 FEET AND THE POINT OF BEGINNING; THENCE S 89°22'11" W ALONG THE NORTHERLY LINE OF SAID ROAD 218.94 FEET TO A FOUND IRON ROD; THENCE N 15 27 32" W 320.59 FEET TO A FOUND IRON PIPE IN THE SOUTHERLY LINE OF STATE TRUNK HIGHWAY "120"; THENCE N 56'21'00" E ALONG SAID HIGHWAY LINE 222.72 FEET TO A FOUND IRON PIPE IN THE WESTERLY LINE OF MINAHAN ROAD; THENCE S 15'28'00" E ALONG SAID ROAD LINE 446.16 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.86 ACRES OF LAND MORE OR LESS.

X-____

├ 24.75′

DRIVEWAY STORM SEWER EXISTING BUILDING AC. PAD-(MULTIPLE BUSINESSES) UTILITY PEDESTAL CONCRETE ZYUP - 00136 334 INTERCHANGE NORTH LAKE GENEVA, WI. 53147 FIRE HYDRANT POWER POLE -SEPTIC UTILITY PEDESTAL-CONCRETE LOADING DOCK STORAGE TRAILER 27 `GRAVEL \DRIVEWAY, 81,128\S.F. 0.40 PREVIOUS DESCRIPTION REFERS TO ALTERED RIGHT-OF-WAY LINE GAS PIPELINE EAST LINE OF SECTION 25 AS FENCED. (105.34') UTILITY PEDESTAL (114.15') 10 60 EAST 1/4 CORNER PREVIOUS RIGHT-OF-WAY LINE SEC. 25-2-17 CONC. MONUMENT W/ BRASS CAP 218 94 SOUTH LINE OF THE NE 1/4 SEC. 25-2-17 Morth 224,195.84 East 2,424,464.17 SHERIDAN SPRINGS ROAD (S 86°54'W 219.49') - N 89'22'11"E 2625.51' -



NE CORNER -

CONC. MONUMENT W/ BRASS CAR

North 226,829.32

SEC. 25-2-17

SCALE 1" 30 FEET

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, and all bearings are referred to Grid North.

Legend

FOUND IRON PIPE FOUND IRON ROD □ FOUND BRASS CAPPED MONUMENT

FOUND CONCRETE MONUMENT + CHISEL CUT IN CONCRETE 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. (xx) RECORDED AS DIMENSION -x---x- EXISTING FENCE



SCALE: 1"= 30 FEET



chereby 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

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

REVISED JULY 8, 1999 Date: 6-14-99