

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

Lot 176 of the Second Addition to Cedar Point Park on Lake Geneva Subdivision, located in part of Section 6, Town 1 North, Range 17 East, Village of Williams Bay, County of Walworth, State of Wisconsin.

Owner: Dick Baumann  
2028 North Shore Drive  
Delavan, Wisconsin 53115

Concrete  
Sidewalk  
Encroachment  
Detail

Scale: 1 inch = 1 foot

3.9'±

1.7'±

EDGE OF CONCRETE SIDEWALK

State Road

BEARING BASIS THIS PLAT  
N 71°21'00" E  
60.38'  
(60.00')

Lot 176  
0.14 Acres ±

Dwelling

Blacktop Driveway

Wood Fence Corner  
Encroaches by 0.6'±

Utility Pole

Set P.K. Nail

40' Wide

Glen View Road

Lot 175

Lot 177

(N 0°05'00" W)

N 0°14'39" E

110.86'

(110.70')

22.2'

13.3'

9.8'

27.1'

24.4'

9.6'

3.0'

5.5'

5.6'

5.5'

3.0'

50.4'

WOOD DECK

12.2'

110.97'

(110.70')

S 0°24'08" W

(S 0°05'00" E)

(60.00')

60.04'

S 71°21'10" W  
(S 71°21'00" W)

(60.00')

60.04'

(60.00')

60.04'

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., 3/8" DIA.
- SET IRON ROD, 36" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1"= 10 FEET

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 lines, 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 hereon, within one year from date hereof.

Kenneth B. Abernathy, Jr.

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

Date: October 27, 1995 Job No. 1995.1011