DESIGN PRODUCTS 093123

ABERNATHY and ASSOCIATES
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PLAT OF SURVEY

RECEIVED APR 24 2002

PROPOSED ROAD VACATION AND DEDICATION FOR HIGH MEADOW DRIVE ADJACENT TO LOT 3 OF CERTIFIED SURVEY MAP NO. 2844 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3049, LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 1 NORTH, RANGE 17 EAST. TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.

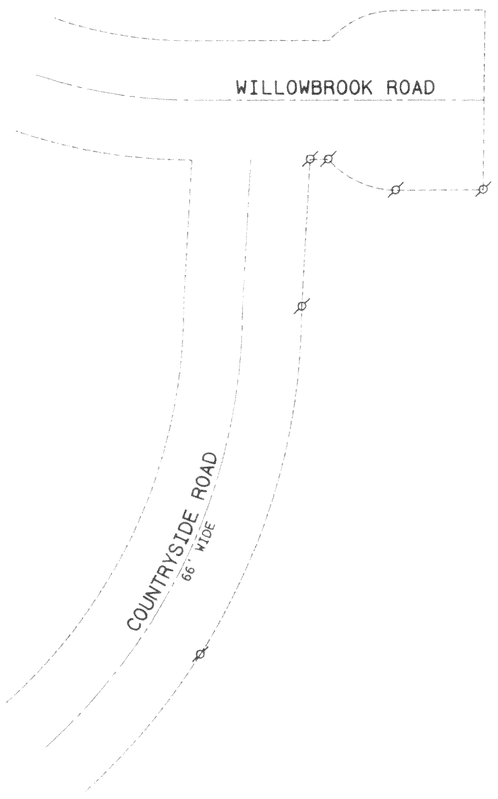
LEGAL DESCRIPTION OF ROAD VACATION

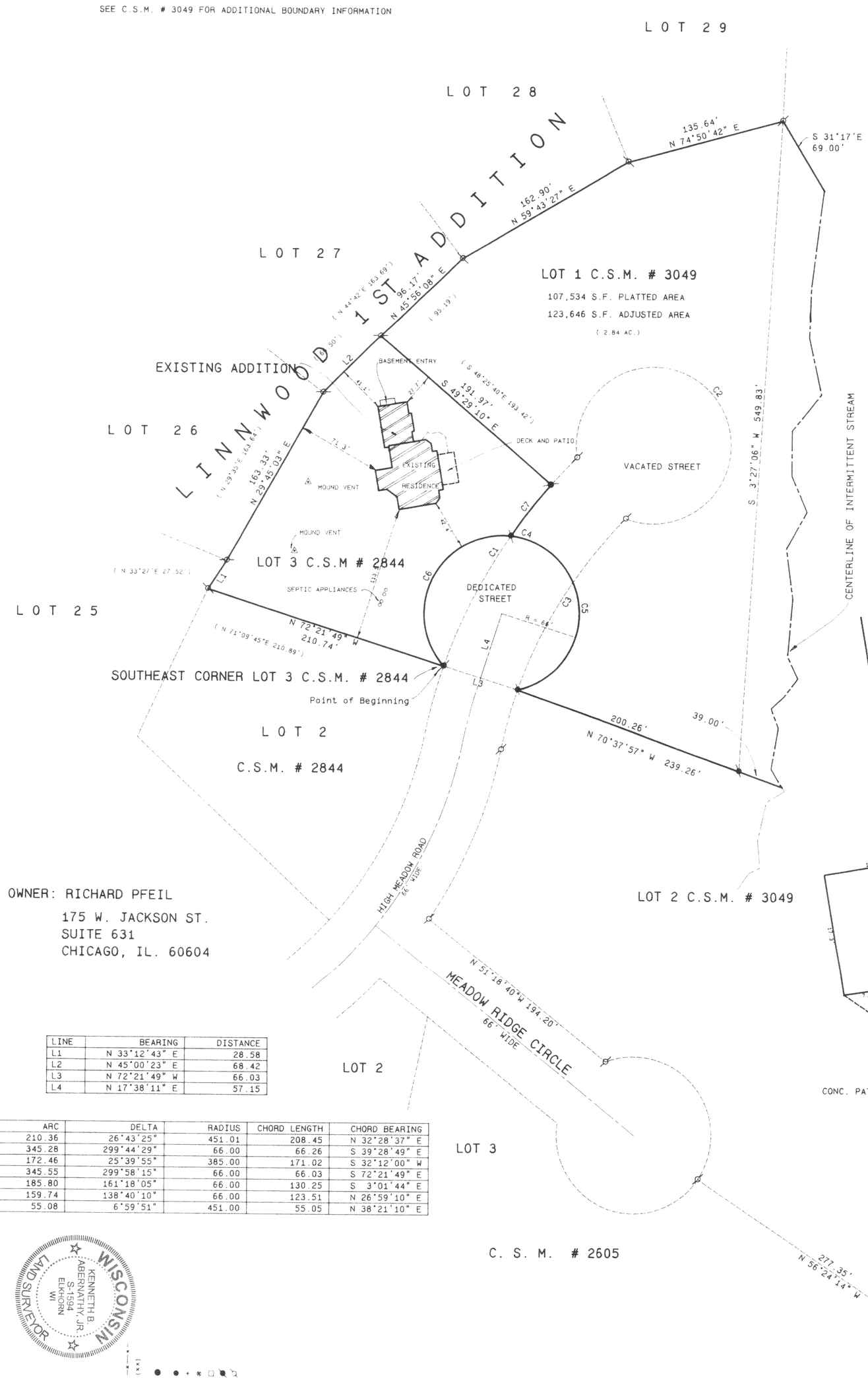
ROAD AND CUL DE SAC VACATION FOR HIGH MEADOW DRIVE ADJACENT TO LOT 3 OF CERTIFIED SURVEY MAP NO. 2844 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3049, LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 1 NORTH, RANGE 17 EAST. TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIPE WHICH MARKS THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2844; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CHORD BEARS N 32°28'37" E 208.45 HAVING A RADIUS OF OF 451.00 FEET AND A CENTRAL ANGLE OF 26°43'25", 210.35 FEET TO A FOUND IRON PIPE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CHORD BEARS S 39°28'49" E 66.26 HAVING A RADIUS OF 66 FEET AND A CENTRAL ANGLE OF 299°44'28", 345.28 FEET TO A FOUND IRON PIPE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT ALONG SAID ROAD LINE, WHOSE CHORD BEARS S 32°12'00" W 171.02 FEET HAVING A RADIUS OF 385.00 FEET AND A CENTRAL ANGLE OF 25°39'55", 172.46 FEET TO A FOUND IRON ROD WHICH MARKS THE SOUTHWESTERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3049; THENCE N 72°21'49" W 66.03 FEET TO THE POINT OF BEGINNING. SAID ROAD CONTAINS 25,918 SQUARE FEET OF LAND MORE OR LESS.

LEGAL DESCRIPTION FOR ROAD DEDICATION

CUL DE SAC ROAD DEDICATION FOR HIGH MEADOW DRIVE ADJACENT TO LOT 3 OF CERTIFIED SURVEY MAP NO. 2844 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3049, LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 1 NORTH, RANGE 17 EAST. TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIPE WHICH MARKS THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY NO. 2844; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CHORD BEARS S 72°21'49" E 66.03 HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 299°58'12", 345.54 FEET TO A FOUND IRON ROD WHICH MARKS THE SOUTHWESTERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3049; THENCE N 72°21'49" W 66.03 FEET TO THE POINT OF BEGINNING. SAID CUL DE SAC CONTAINS 13,290 SQUARE FEET OF LAND MORE OR LESS.

SEE C.S.M. # 3049 FOR ADDITIONAL BOUNDARY INFORMATION

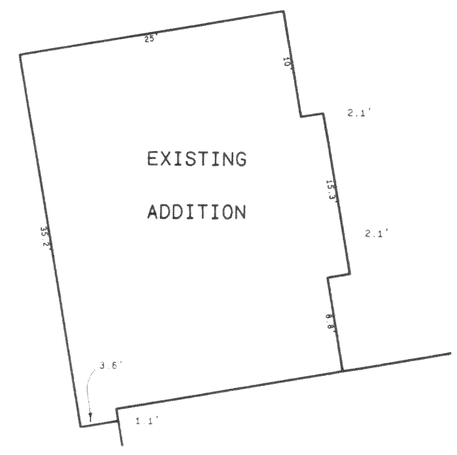




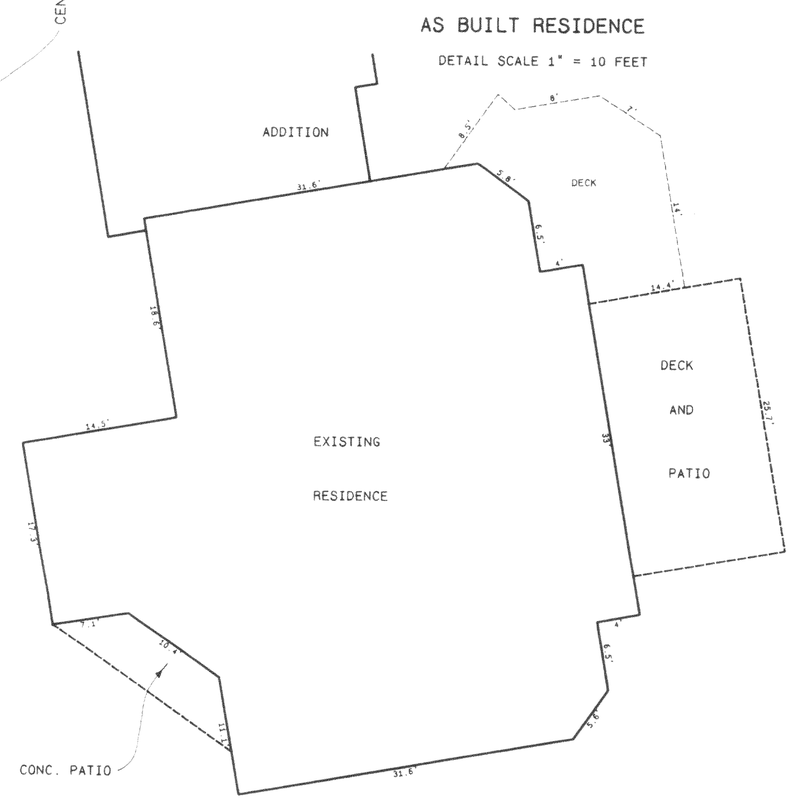
OWNER: RICHARD PFEIL
175 W. JACKSON ST.
SUITE 631
CHICAGO, IL. 60604

SCALE 1" = 60 FEET

ADDITION DETAIL
SCALE 1" = 10 FEET



AS BUILT RESIDENCE
DETAIL SCALE 1" = 10 FEET



LINE	BEARING	DISTANCE
L1	N 33°12'43" E	28.58
L2	N 45°00'23" E	68.42
L3	N 72°21'49" W	66.03
L4	N 17°38'11" E	57.15

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	210.36	26°43'25"	451.01	208.45	N 32°28'37" E
C2	345.28	299°44'29"	66.00	66.26	S 39°28'49" E
C3	172.46	25°39'55"	385.00	171.02	S 32°12'00" W
C4	345.55	299°58'15"	66.00	66.03	S 72°21'49" E
C5	185.80	161°18'05"	66.00	130.25	S 3°01'44" E
C6	159.74	138°40'10"	66.00	123.51	N 26°59'10" E
C7	55.08	6°59'51"	451.00	55.05	N 38°21'10" E

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 1/16" DIA.
- (xx) RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1"=60 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 showing the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, visible utility services, 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 within one year from date hereof.

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

Date: 1/21/99 Job No. 98209

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

REVISED 9/4/01 ADDITION
REVISED 1/08/02 "AS BUILT"

IA-3049-1
IA-2844-3

117-2119