

PREPARED FOR
CHARLES AND DIANNA COLMAN

PLAT OF SURVEY

- OF -

LANDS LYING IN THE WEST 1/2 SECTION 5, TOWN 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN
DESCRIBED BELOW:

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O. BOX 322
LAKE GENEVA, WI 53147
262-248-8303

LEGAL DESCRIPTION OF PARCEL 2

THAT PART OF SECTION 5, IN TOWNSHIP 1 NORTH OF RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE QUATER BETWEEN SECTION 5 AND 6, THENCE NORTH ON SAID SECTION LINE 820.38 FEET; THENCE EAST 584.00 FEET, MORE OR LESS, TO THE WEST LINE OF LAND IN SECTION 5 FORMERLY OWNED BY E. BUCKINGHAM; THENCE SOUTH PARALLEL WITH THE SECTION LINE 1126.55 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF CEDAR POINT SUBDIVISION; THENCE SOUTHWESTERLY ON SAID NORTHERLY LINE OF CEDAR POINT SUBDIVISION TO THE AFORESAID SECTION LINE; THENCE NORTH ON SAID SECTION LINE 776.00 FEET TO THE PLACE OF BEGINNING, SAID LAND LYING AND BEING IN THE TOWN OF LINN, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

(VOLUME 444, PAGE 754)
IA 500007

LEGAL DESCRIPTION OF PARCEL 1

THE SOUTH 10 ACRES OF BLOCK 2 ROWENA PARK, BEING A SUBDIVISION OF FRACTIONAL SECTION 5, IN TOWNSHIP 1 NORTH OF RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ROWENA PARK OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR SAID WALWORTH COUNTY, WISCONSIN, SAID TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID BLOCK 2, RUNNING THENCE NORTH ON THE WEST LINE OF SAID BLOCK 2, 884.30 FEET TO A 2" IRON STAKE; THENCE EAST 739.9 FEET TO A 2" IRON IN THE NORTHWESTERLY LINE OF A PUBLIC HIGHWAY; THENCE SOUTHWESTERLY IN THE LINE OF SAID HIGHWAY TO THE PLACE OF BEGINNING, SITUATED IN THE TOWN OF LINN, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

(PER VOLUME 336 PAGE 851)

IRP 00027

PARCEL 2

18.25 acres
795090.11 sq ft

on the east from the west line of block 2 Rowena Park, on the south to the north line of Cedar Point Subdivision, and on the west from the east line of CSM 2263

CEDAR POINT DRIVE
THE SOUTHERLY 50 FEET BEING USED AS PUBLIC RIGHT OF WAY
0.85 acres
37128.87 sq ft

PARCEL 1 PART OF BLOCK 2 ROWENA PARK

9.73 acres
423886.70 sq ft

FROM THE NW CORNER OF BLOCK 2 TO THE SW CORNER OF BLOCK 2 ROWENA PARK IT MEASURES 1561.50' AND WAS RECORDED AS 1558.5' ON THE RECORD PLAT. IT WAS ALSO SHOWN AS 1563 FEET IN THE 1902 SURVEY OF BLOCK 1 AND 2 OF ROWENA PARK

PER CONVERSATION WITH THE TOWN ATTORNEY 5-1-2010 HE STATES, THAT THE PARCEL SHOWN AS JOHNSTON ROAD ON THE RECORD PLAT OF ROWENA PARK IS "NOT" RECOGNIZED AS A TOWN ROAD TO THE TOWN OF LINN.

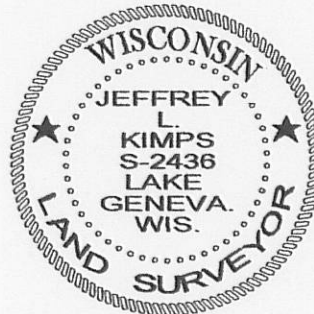
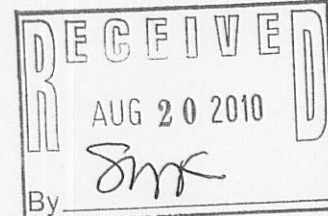
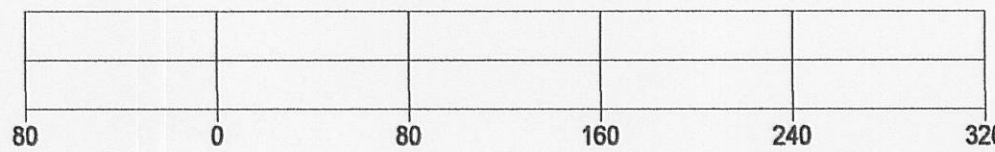
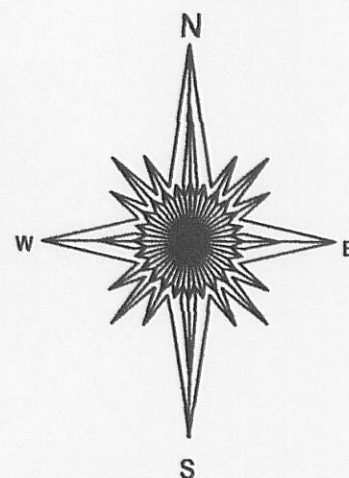
THE LEGAL DESCRIPTION ON THE RECORD PLAT OF ROWENA PARK GOES TO THE CENTER LINE OF A 50' WIDE PARCEL CALLED JOHNSTON ROAD, MEANING IT ONLY INCLUDED 1/2 OF THE PARCEL, KNOWN AS JOHNSTON ROAD IN ITS LEGAL DESCRIPTION THE WEST 25 FEET OF SAID JOHNSTON ROAD PARCEL WAS NEVER RECOGNIZED AS ANYTHING.

IN A LATER SURVEY OF THE SAME PARCEL IN 1902 BY THE SAME SURVEYOR (A.H. SUMMERS) IT DOES NOT SHOW THE JOHNSTON ROAD PARCEL, AND THE NORTH LINE OF BLOCK 2 OF ROWENA PARK INCREASES IN DISTANCE BY 25 FEET AND THE ACERAGE OF BLOCK 2 INCREASES BY 0.56 ACRES.

SW CORNER BLOCK 2 ROWENA PARK

(S 84°25' W 174.00')
S 83°53'16" W 173.43'

MAG NAIL
IN ASPHALT
2.2' +/-



Jeffrey L. Kimps
JEFFREY L. KIMPS S-2436
Wisconsin Registered Land Surveyor
(original if signed in red)

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

"I hereby certify that I have surveyed the above described property and that the above map is a true representation of its exterior boundary and shows the size and location of all visible structures, apparent easements and encroachments if any."

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

SCALE " = 20'

JOB # 10-48a

IRP 000027
TAX KEY # 15 500007

DATED THIS 3RD DAY OF JUNE 2010.

117-3220