

PLAT OF SURVEY

LOTS 21, 22, 23 AND 24 AND 2 EASEMENTS
FOR INGRESS AND EGRESS AND A LOT LINE
ADJUSTMENT OVER LOT 22 OF ROWENA PARK
SUBDIVISION, LOCATED IN SECTION 5, TOWN
1 NORTH, RANGE 17 EAST, TOWN OF LINN,
WALWORTH COUNTY, WISCONSIN.

BEARINGS ARE BASED ON PREVIOUS
SURVEYS OF RECORD

SCALE 1" = 30 FEET

EASEMENT "A"

AN EASEMENT FOR INGRESS AND EGRESS
THIRTY FEET IN WIDTH OVER PART OF LOTS
18, 19 AND 24 OF ROWENA PARK
SUBDIVISION, AS RECORDED IN VOLUME 5
OF WALWORTH COUNTY PLATS AS PAGE 105
AS DOCUMENT NO. 132133, AND ALSO OVER
LOTS 1 AND 2 OF CERTIFIED SURVEY MAP
NO. 1650 AS RECORDED IN VOL. 7 OF
CERTIFIED SURVEY MAPS AS PAGES 353-
355 AS DOCUMENT NO. 156419 AND ALSO
LOT 1 OF CERTIFIED SURVEY MAP NO. 1649
AS RECORDED IN VOL. 7 OF CERTIFIED
SURVEY MAPS AS PAGES 350 - 352 AS
DOCUMENT NO. 156418, LOCATED IN
SECTION 5, TOWN 1 NORTH, RANGE 17
EAST, TOWN OF LINN, WALWORTH COUNTY,
WISCONSIN, THE CENTERLINE OF WHICH IS
DESCRIBED AS FOLLOWS: COMMENCE AT A
FOUND IRON PIPE WHICH MARKS THE
NORTHEAST CORNER OF SAID LOT 24;
THENCE S 84°29'00" W ALONG THE NORTH
LINE OF SAID LOT 24 AND THE SOUTHERLY
LINE OF SHELTON ROAD 26.19 FEET TO THE
POINT OF BEGINNING OF SAID CENTERLINE;
THENCE S 31°45'13" E ALONG SAID
CENTERLINE 55.26 FEET; THENCE
S 26°47'02" E ALONG SAID CENTERLINE
81.16 FEET; THENCE S 5°34'55" E ALONG
SAID CENTERLINE 77.59 FEET; THENCE
S 12°36'52" W ALONG SAID CENTERLINE
125.71; THENCE S 38°06'01" W ALONG
SAID CENTERLINE 34.26 FEET; THENCE
S 55°05'29" W ALONG SAID CENTERLINE
40.29 FEET; THENCE S 34°34'18" W 1.98
FEET TO A POINT IN THE EASTERLY LINE
OF LOT 21 EXTENDED AND TO THE POINT OF
TERMINATION OF SAID EASEMENT.

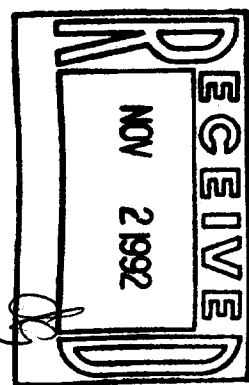
EASEMENT "B"

AN EASEMENT FOR INGRESS AND EGRESS
THIRTY FEET IN WIDTH OVER PART OF LOTS
20, 21, 22 AND 24 OF ROWENA PARK
SUBDIVISION, AS RECORDED IN VOLUME 5
OF WALWORTH COUNTY PLATS AS PAGE 105
AS DOCUMENT NO. 132133, AND PART OF
LOT 1 OF CERTIFIED SURVEY MAP NO. 1650
AS RECORDED IN VOL. 7 OF CERTIFIED
SURVEY MAPS AS PAGES 353 - 355 AS
DOCUMENT NO. 156419, LOCATED IN
SECTION 5, TOWN 1 NORTH, RANGE 17
EAST, TOWN OF LINN, WALWORTH COUNTY,
WISCONSIN, THE CENTERLINE OF WHICH IS
DESCRIBED AS FOLLOWS: COMMENCE AT A
FOUND IRON PIPE WHICH MARKS THE
NORTHEAST CORNER OF SAID LOT 24;
THENCE S 84°29'00" W ALONG THE NORTH
LINE OF SAID LOT 24 AND THE SOUTHERLY
LINE OF SHELTON ROAD 26.19 FEET TO THE
CENTERLINE OF AN EXISTING THIRTY FOOT
WIDE EASEMENT FOR INGRESS AND EGRESS;
THENCE S 31°45'13" E ALONG SAID
CENTERLINE 55.26 FEET; THENCE
S 26°47'02" E ALONG SAID CENTERLINE
81.16 FEET; THENCE S 5°34'55" E ALONG
SAID CENTERLINE 77.59 FEET; THENCE
S 12°36'52" W ALONG SAID CENTERLINE
125.71; THENCE S 38°06'01" W ALONG
SAID CENTERLINE 34.26 FEET; THENCE
S 55°05'29" W ALONG SAID CENTERLINE
40.29 FEET; THENCE S 34°34'18" W ALONG
SAID CENTERLINE 1.98 FEET TO A POINT
IN THE EASTERLY LINE OF LOT 21
EXTENDED AND TO THE POINT OF
BEGINNING; THENCE S 34°34'18" W ALONG
SAID CENTERLINE 42.72 FEET; THENCE
S 22°29'51" W ALONG SAID CENTERLINE
93.46 FEET TO A POINT IN THE WESTERLY
LINE OF A LOT LINE ADJUSTMENT OF LOT
22 AND THE POINT OF TERMINATION OF
SAID CENTERLINE.

LOT LINE ADJUSTMENT

A PORTION OF LOT 22 AND VACATED
RIGHT-OF-WAY OF ROWENA PARK
SUBDIVISION, AS RECORDED IN VOLUME 5
OF WALWORTH COUNTY PLATS AS PAGE 105
AS DOCUMENT NO. 132133, LOCATED IN
SECTION 5, TOWN 1 NORTH, RANGE 17
EAST, TOWN OF LINN, WALWORTH COUNTY,
WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND IRON PIPE AT THE
NORTHEAST CORNER OF SAID LOT 22;
THENCE S 12°57'45" E ALONG THE
EASTERLY LINE OF SAID LOT 22, 400.83
TO A FOUND IRON ROD ON A MEANDER LINE,
SAID IRON ROD BEING N 12°57'45" W
20.25 FEET MORE OR LESS FROM THE SHORE
OF GENEVA LAKE; THENCE S 66°55' W
ALONG SAID MEANDER LINE 15.36 FEET TO
A SET IRON ROD, SAID IRON ROD BEING
N 14°36'58" W 20.16 FEET MORE OR LESS
FROM THE SHORE OF GENEVA LAKE; THENCE
N 14°36'58" W 407.05 FEET TO A SET
IRON ROD IN THE NORTHERLY LINE OF SAID
LOT 22; THENCE CONTINUE N 14°36'58" W
15.20 FEET TO A POINT IN THE
CENTERLINE OF SAID VACATED
RIGHT-OF-WAY; THENCE N 84°09'00" E
ALONG SAID CENTERLINE 27.52 FEET;
THENCE S 12°57'45" E ALONG THE
EASTERLY LINE OF LOT 22 EXTENDED 15.14
FEET TO THE POINT OF BEGINNING. THE
ABOVE DESCRIBED PARCEL IS A LOT LINE
ADJUSTMENT BETWEEN ADJOINING OWNERS OF
LAND AND CONTAINS 0.21 ACRES OF LAND
MORE OR LESS. SAID PARCEL INCLUDES ALL
THE LAND BETWEEN THE ABOVE DESCRIBED
MEANDER LINE AND THE SHORE OF GENEVA
LAKE.

OWNER: JOHN C. TOWER
C/O TOWER MADISON CORP.
929 S. ALPINE RD. SUITE 410
ROCKFORD, ILL. 61108

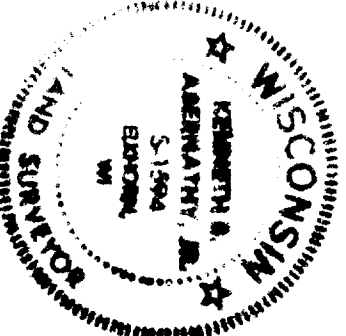


LINE	BEARING	DISTANCE
L1	S 12°57'45" E	16.25
L2	S 12°57'45" E	4.00
L3	S 12°57'45" E	14.52
L4	S 27°19'31" E	3.00

SCALE: 1" = 30 FEET

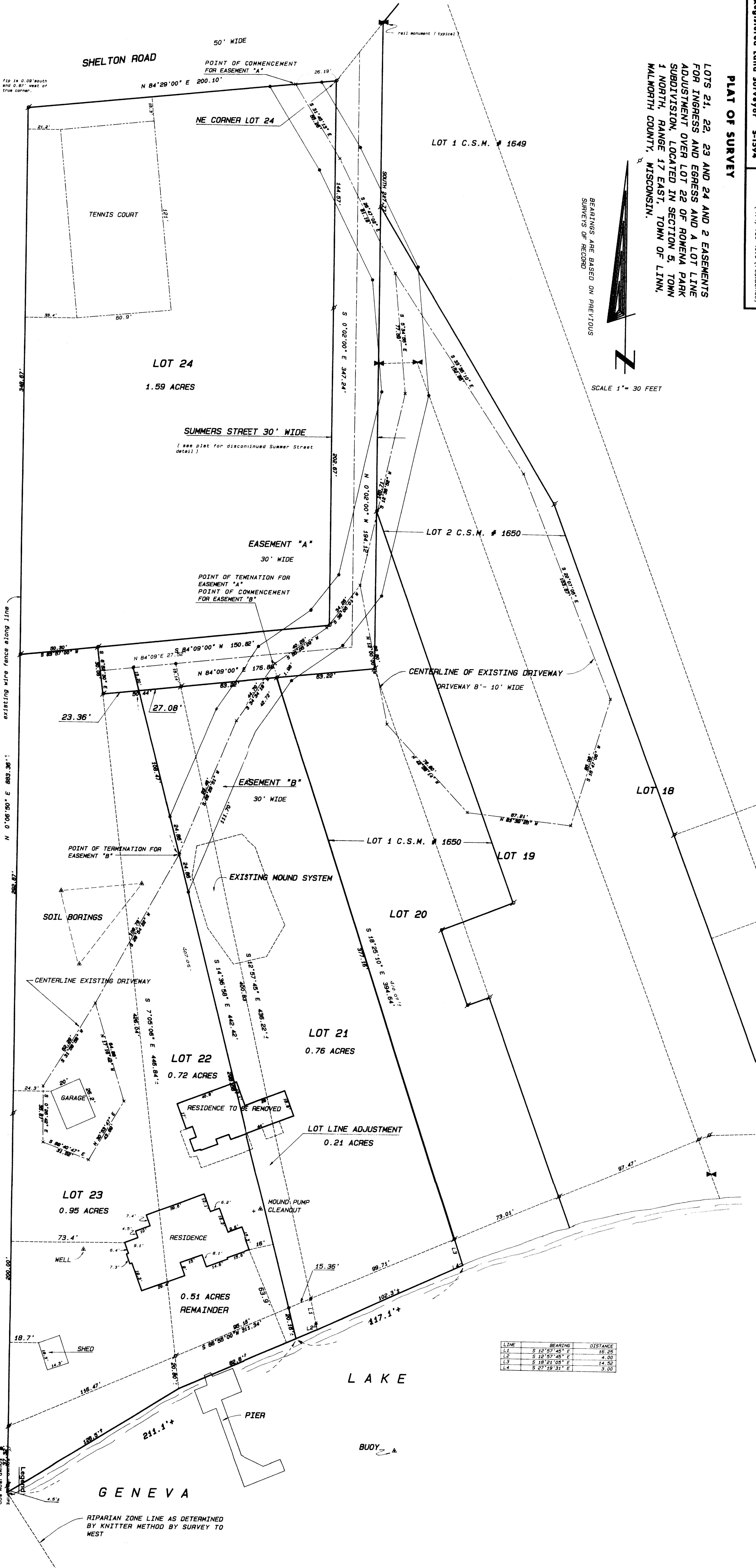
DATE: 7/13/92 Job No. 92-663

REVISED 7/13/92
10/26/92



Kenneth B. Abernathy Jr.
Wisconsin Registered Land Surveyor
S-1594

- FOUND IRON PIPE
- FOUND BRASS CAPED MONUMENT
- CHISEL CUT IN CONCRETE
- 15 LBS. ALUMINUM PILE
- SET IRON ROD, 3/4" DIA., 10' LONG, BEARING
- 33 LBS. ALUMINUM PILE
- EXISTING FENCE



PLAT OF SURVEY

LOTS 21, 22, 23 AND 24 AND 2 EASEMENTS
FOR INGRESS AND EGRESS AND A LOT LINE
ADJUSTMENT OVER LOT 22 OF ROMENA PARK
SUBDIVISION, LOCATED IN SECTION 5, TOWN
1 NORTH, RANGE 17 EAST, TOWN OF LINN,
WALWORTH COUNTY, WISCONSIN.

BEARINGS ARE BASED ON PREVIOUS
SURVEYS OF RECORD

SCALE 1" = 30 FEET

EASEMENT "A"

AN EASEMENT FOR INGRESS AND EGRESS
THIRTY FEET IN WIDTH OVER PART OF LOTS
19, 20, 21 AND 24 OF ROMENA PARK
SUBDIVISION, AS RECORDED IN VOLUME 5
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LINE OF SHELTON ROAD 26.19 FEET TO THE
POINT OF BEGINNING OF SAID CENTERLINE;
THENCE S 31°45'13" E ALONG SAID
CENTERLINE 55.26 FEET; THENCE
S 26°47'02" E ALONG SAID CENTERLINE
81.16 FEET; THENCE S 5°34'55" E ALONG
SAID CENTERLINE 77.59 FEET; THENCE
S 12°36'52" W ALONG SAID CENTERLINE
125.71; THENCE S 38°06'01" W ALONG
SAID CENTERLINE 34.26 FEET TO THE
POINT OF TERMINATION OF SAID EASEMENT.

EASEMENT "B"

AN EASEMENT FOR INGRESS AND EGRESS
THIRTY FEET IN WIDTH OVER PART OF LOTS
20, 21, 22 AND 24 OF ROMENA PARK
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POINT OF BEGINNING OF SAID CENTERLINE;
THENCE S 55°05'29" W ALONG SAID CENTERLINE
40.29 FEET; THENCE S 34°34'18" W ALONG
SAID CENTERLINE 44.70 FEET; THENCE
S 22°29'51" W ALONG SAID CENTERLINE
93.46 FEET TO A POINT IN THE WESTERLY
LINE OF A LOT LINE ADJUSTMENT OF LOT
22 AND THE POINT OF TERMINATION OF
SAID CENTERLINE.

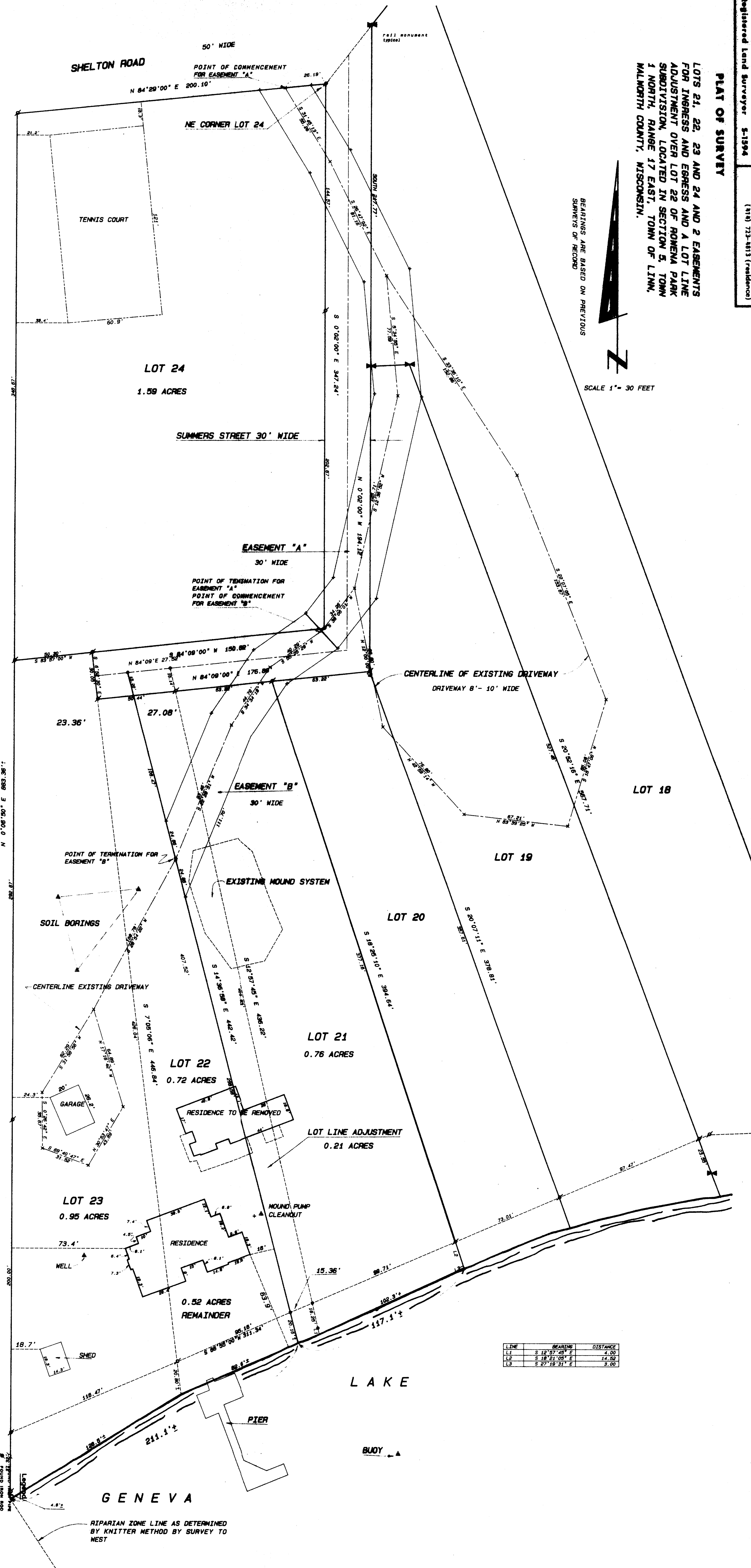
LOT LINE ADJUSTMENT

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TO A FOUND IRON ROD ON A MEANDER LINE,
SAID IRON ROD BEING N 12°57'45" W
20.25 FEET MORE OR LESS FROM THE SHORE
OF GENEVA LAKE; THENCE S 66°55' W
ALONG SAID MEANDER LINE 18.36 FEET TO
A SET IRON ROD, SAID IRON ROD BEING
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OWNER: JOHN C. TOWER
C/O TOWER MADISON CORP.
929 S. ALPINE RD. SUITE 410
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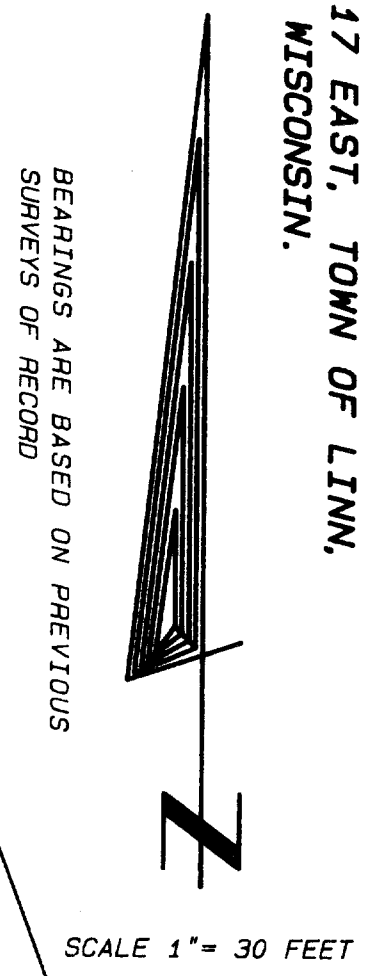
Kenneth B. Abernathy Jr.
Wisconsin Registered Land Surveyor
S-1394
Date: 7/13/92 Job No. 24-1003



LINE	BEARING	DISTANCE
L1	S 12°57'45" E	4.00
L2	S 18°21'05" E	14.56
L3	S 27°18'51" E	3.00

PLAT OF SURVEY

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F.I.D. 18 0.09'
EQUIL AND 0.97'
WEST OF TRUE
CORNER.

EASEMENT "A"

AN EASEMENT FOR INGRESS AND EGRESS
THIRTY FEET IN WIDTH OVER PART OF LOTS
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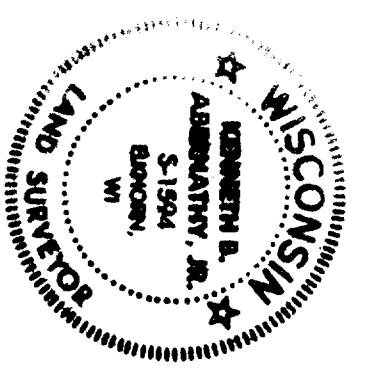
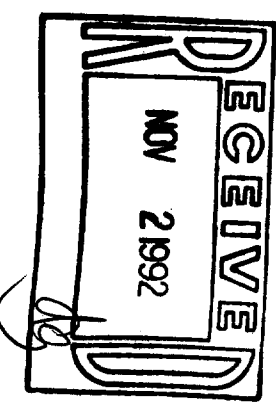
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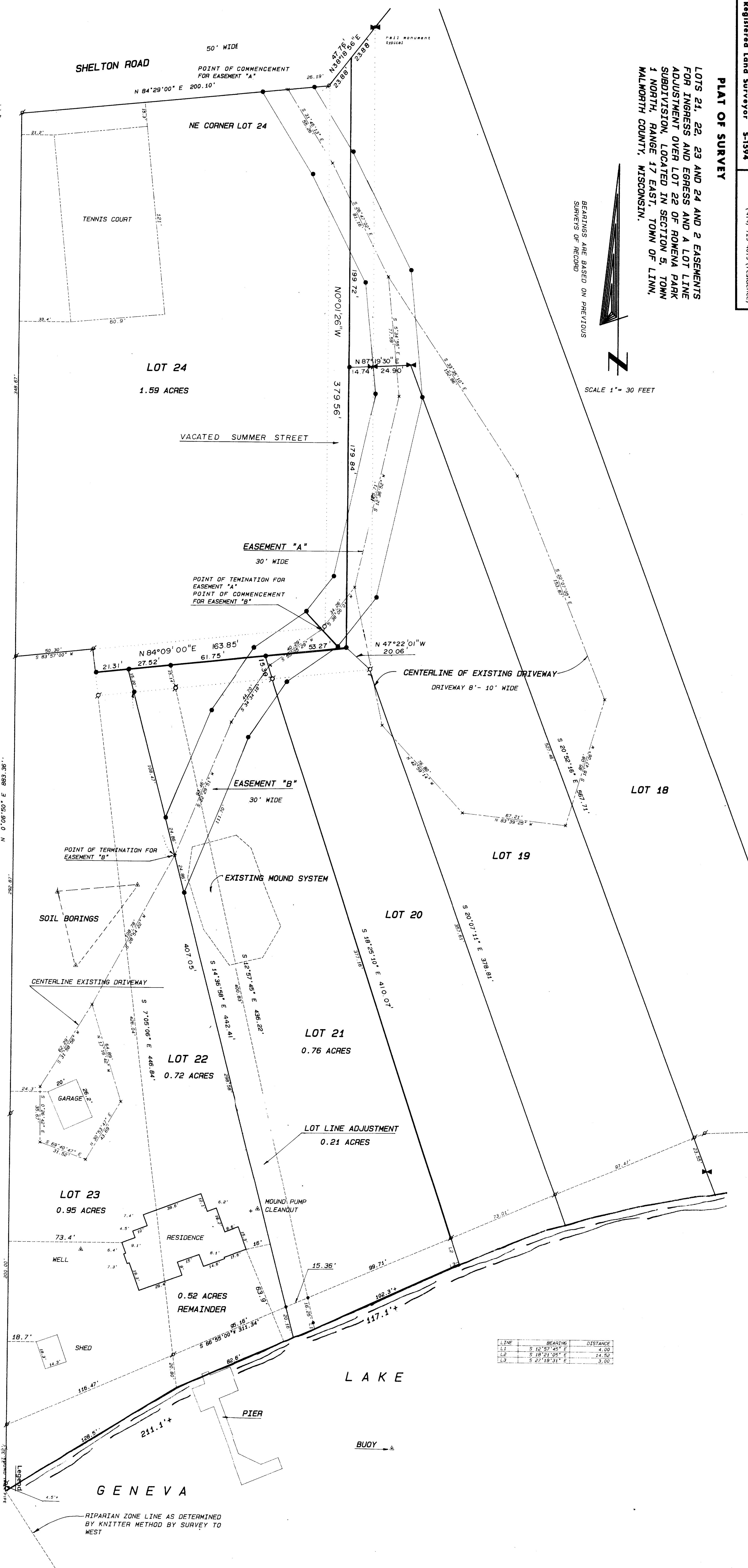
LOT LINE ADJUSTMENT

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OWNER: JOHN C. TOWER
C/O TOWER MADISON CORP.
929 S. ALPINE RD. SUITE 410
ROCKFORD, ILL. 61108



REVISION 7/1/92
DATE: 7/13/92
JOB NO. 92-603



LINE	BEARING	DISTANCE
L1	S 12°57'45" E	4.00
L2	S 18°21'05" E	14.50
L3	S 27°18'31" E	3.00

- Legend
- FOUND IRON ROD
 - FOUND BRASS CAPED MONUMENT
 - CHISEL CUT IN CONCRETE
 - 1 1/2" IRON ROD SET IN CONCRETE
 - SET IRON ROD 30" LONG, WEIGHING 10 LBS. (MINIMUM)
 - RECORDED AS DIMENSION
 - EXISTING FENCE

SCALE: 1"=30 FEET

Kenneth B. Abernathy Jr.
Wisconsin Registered Land Surveyor
S-1594