

PLAT OF SURVEY

PARCELS OF LAND IN PART OF LOT 1 OF BONNIE BRAE SUBDIVISION, LOCATED IN SECTIONS 3 AND 4, TOWN 1 NORTH, RANGE 17 EAST, LINN TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF TAX NO. BB-2A1 AS FOUND IN VOL. 463, P. 963, DOC. NO. 181613

THAT PART OR PARCEL OF LOT NUMBERED 1 IN "BONNIE BRAE", A SUBDIVISION OF PARTS OF SECTIONS NUMBERED (3) AND FOUR (4) IN TOWNSHIP NUMBERED ONE (1) NORTH, RANGE SEVENTEEN (17) EAST, IN WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5 FEET SOUTH OF A 3/4 INCH IRON PIPE BEING THE SHORE LINE OF GENEVA LAKE, AND SAID POINT BEING 450 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 0°30' WEST 318 FEET TO A 3/4 INCH IRON PIPE AT THE WEST EDGE OF A STONE DRIVE; THENCE NORTH 6°18' WEST 67.45 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF A ROAD; THENCE NORTH 42°02' WEST 64.10 FEET TO A 3/4 INCH IRON PIPE IN THE CENTER OF THE ROAD; THENCE NORTH 8° WEST 107.29 FEET TO A 3/4 INCH IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE WEST TO A POINT 350 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE SOUTH 0°50' WEST TO THE SHORE OF GENEVA LAKE; THENCE EASTERLY AND NORTHEASTERLY ALONG THE SHORE OF GENEVA LAKE TO THE PLACE OF BEGINNING TOGETHER WITH AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS FOR USE IN COMMON WITH OTHER PROPERTY OWNERS AS THE SAME ARE DESCRIBED IN DEED FROM WILLIAM SIMMONS, THERESA A. SIMMONS, AND CHARLES W. KEHOE TO H.C. PETERSON AND ETHEL M. PETERSON DATED NOVEMBER 4, 1941 AND RECORDED ON NOVEMBER 8, 1941 IN VOLUME 285 OF DEEDS AT PAGE 13, WALWORTH COUNTY RECORDS AS DOCUMENT NO. 351559, TOGETHER WITH AN EASEMENT FROM THE NORTH LINE OF PROPERTY HEREIN CONVEYED NORTHERLY TO THE EASEMENT DESCRIBED ABOVE, SAID EASEMENT TO BE 16 FEET WIDE AND THE CENTERLINE OF WHICH SHALL BE 350 FEET EAST OF THE WEST LINE OF LOT 1. TOGETHER WITH AN EASEMENT OVER AND ACROSS THE PRESENT ROAD CONTIGUOUS TO THE PARCEL OF LAND IMMEDIATELY TO THE WEST OF THE PARCEL HEREIN CONVEYED AND ACROSS A PORTION OF THE PROPERTY HEREIN CONVEYED TO BE USED IN COMMON WITH THE GRANTOR, HIS HEIRS AND ASSIGNS FOR A DISTANCE SOUTHERLY FROM THE NORTH LINE OF THE PROPERTY HEREIN CONVEYED OF 400 FEET.

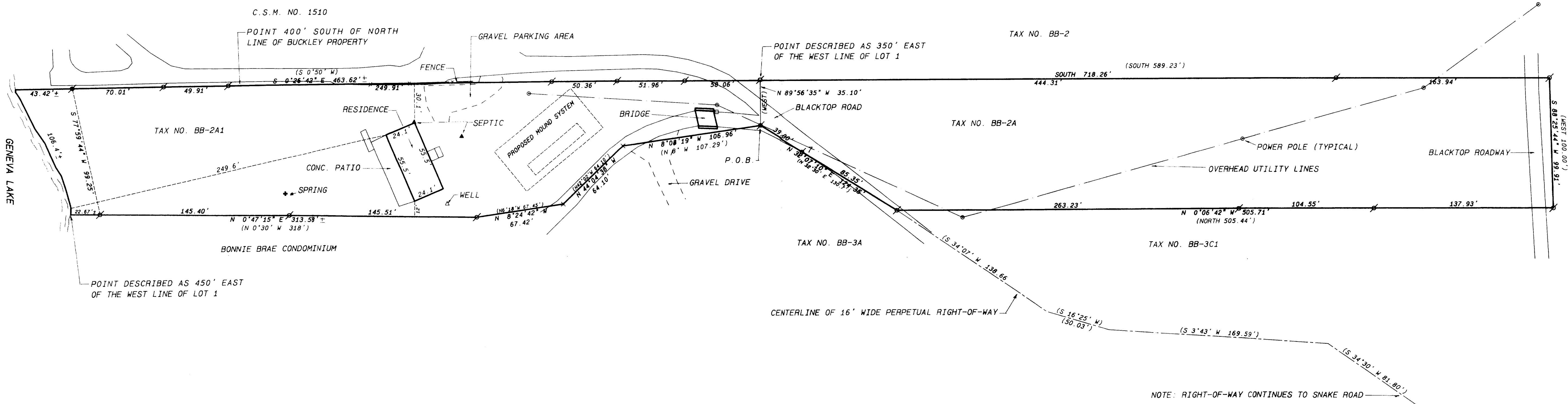
LEGAL DESCRIPTION OF TAX NO. BB-2A AS FOUND IN VOL. 62, P. 382, DOC. NO. 645275

PART OF LOT 1 OF BONNIE BRAE SUBDIVISION, LOCATED IN SECTION 3 AND 4 OF T. 1 N., R. 17 E., OF WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING 5 FEET SOUTH OF A 3/4 INCH IRON PIPE BEING ON THE SHORE LINE OF GENEVA LAKE AND 450 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE N 0°30' W 318 FEET TO AN IRON PIPE AT THE WEST EDGE OF A STONE DRIVE; THENCE N 6°18' W 67.45 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE N 42°02' W 64.10 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD; THENCE N 8° W 107.29 FEET TO AN IRON PIPE IN THE CENTERLINE OF THE ROAD AND THE PLACE OF BEGINNING OF THE DESCRIPTION OF PARCEL CONVEYED BY THIS DEED; THENCE N 32°30' E 130.7 FEET MORE OR LESS TO A POINT THAT IS 450 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 505.44 FEET TO AN IRON PIPE; THENCE WEST 100 FEET; THENCE SOUTH 589.23 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LAND OWNED BY RICHARD L. BUCKLEY AS SHOWN ON PAGE 247 OF VOLUME 491 OF DEEDS; THENCE EAST ALONG THE NORTH LINE OF SAID LAND TO THE PLACE OF BEGINNING.

NOTE: THIS SURVEY RETRACES A PLAT OF SURVEY BY ROBERT M. BAERENWALD DATED 11-28-94

ORDERED BY: AL ORTH
6939 MARINER DR.
RACINE, WIS. 53402

NOTE: SEE SITE PLAN FOR FURTHER DETAILS

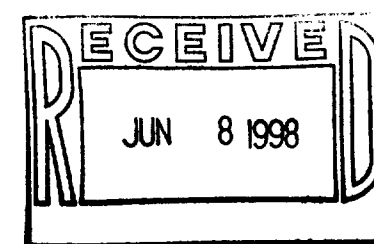


SCALE: 1" = 40 FEET



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.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 40 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 true and correct location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundaries, 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 within one year from date hereof.

Kenneth B. Abernathy, Jr.

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

Date: 5/26/98 Job No. 28415

IBB-2A1
IBB-2A

117-1724