

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

Rt. 3, Box 273
Elkhorn, Wisconsin 53121
Phone: (414) 723 4260 (office)
(414) 723 7209 (FAX)

PLAT OF SURVEY

LOTS 19 AND 20 OF LINNWOOD 1ST ADDITION, LOCATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

POINT OF BEGINNING
MOST NORTHERLY CORNER OF LOT 20 OF LINNWOOD 1ST ADDITION

WILLOWBROOK ROAD

66' WIDE

OUTLOT
LINNWOOD 2ND
ADDITION

109.34'
PENDING REVIEW

9894 sq. ft.

S 47°50'08" W 210.04'
(N 47°41' E 210.00')

25' UTILITY EASEMENT

ROUND SYSTEM

LOT 19

54,416 sq. ft. ADJUSTED

S 60°35'45" E 261.76'
PLATTED LOT LINE
(S 60°39' E 261.46')

SEPTIC

WELL

EXISTING RESIDENCE

COUNTRYSIDE LANE
(HATCH - COPPS ROAD)
66' WIDE

PART OF LOT 20

10,505 sq. ft.

ADJUSTED LOT LINE

SHED
16.3' x 12.3'

LOT 20

46,067 sq. ft. ADJUSTED

(N 69°52' W)

53.16'

LOT 18

- LEGAL DESCRIPTION -

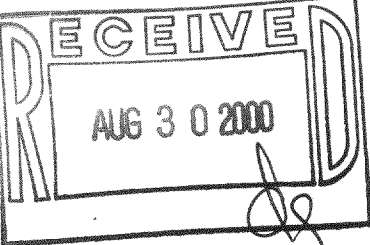
A PART OF LOT 20 OF LINNWOOD 1ST ADDITION, LOCATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIPE WHICH MARKS THE MOST NORTHERN CORNER OF SAID LOT 20; THENCE S 60°35'45" E ALONG THE LINE BETWEEN LOTS 19 AND 20 OF SAID SUBDIVISION 261.76 FEET TO A FOUND IRON PIPE (RECORDED AS S 60°39' E 261.46 FEET) IN THE NORTHERLY LINE OF COUNTRYSIDE LANE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S 27°32'18" W 80.68 FEET, HAVING A CENTRAL ANGLE OF 5°07'00" AND A RADIUS OF 903.77 FEET, 80.71 FEET ALONG SAID ROAD LINE TO A SET IRON ROD; THENCE N 43°38'00" W 276.41 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS A LOT LINE ADJUSTMENT BETWEEN ADJOINING PARCELS OF LAND AND CONTAINS 0.24 ACRES OF LAND MORE OR LESS.

"This lot line adjustment between adjoining land owners does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Zoning Ordinance."

ORDERED BY: JOHN ENGERMAN
W3411 CTY HWY BB
LAKE GENEVA, WI. 53147

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" = 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 size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary 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.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: AUGUST 29, 2000 Job No. 00 809

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	104.07	8°11'16"	728.23	103.98	N 16°51'40" E
C2	170.12	10°47'06"	903.77	169.87	S 35°29'15" W
C3	80.71	5°07'00"	903.77	80.68	S 27°32'18" W
C4	64.42	4°05'02"	903.77	64.41	S 22°56'31" W
C5	142.74	48°58'23"	167.00	138.44	S 45°22'30" W
C6	379.57	29°51'51"	728.23	375.29	N 2°37'28" W
C7	250.83	15°54'06"	903.77	250.02	N 32°55'47" E

ILWA-3
ILW-13

117-1893