

## PLAT OF SURVEY

FOUR PARCELS OF LAND LOCATED IN SIDNEY ALLEN'S ADDITION TO THE VILLAGE OF ALLENS GROVE AS RECORDED IN VOL. 2 OF PLATS, PAGE 30, BEING LOCATED IN SECTION 31, TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN.

## LEGAL DESCRIPTION FOR PARCEL "A"

LOTS 5-13 INCLUSIVE OF BLOCK 4 AND ALL OF PARK STREET AND SPRING STREET AND THE EAST 1/2 OF GLENWOOD AVENUE, EXCEPTING THE SOUTH 297.5 FEET THEREOF OF SIDNEY ALLEN'S ADDITION TO THE VILLAGE OF ALLENS GROVE AS RECORDED IN VOL. 2 OF PLATS, PAGE 30, BEING LOCATED IN SECTION 31, TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE N 88°42'49" E ALONG THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF CLINTON STREET 355.90 FEET; THENCE N 0°45'00" W 33.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3 AND THE POINT OF BEGINNING; THENCE S 88°42'49" W 66.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 4; THENCE N 0°45'00" W ALONG THE EASTERLY LINE OF SAID BLOCK 4, 166.76 FEET; THENCE S 88°42'49" W ALONG THE SOUTHERLY LINE OF LOT 5 OF BLOCK 4, 150.00 FEET; THENCE N 0°45'00" W 166.76 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF BLOCK 4; THENCE S 88°42'49" W ALONG THE SOUTHERLY LINE OF SAID LOT 13, 150.00 FEET; THENCE S 0°45'00" E ALONG THE WESTERLY LINE OF BLOCK 4, 36.02 FEET; THENCE S 89°15'00" W 33.00 FEET TO A POINT IN THE CENTERLINE OF GLENWOOD AVENUE; THENCE N 0°45'00" W ALONG SAID CENTERLINE 332.61 FEET TO A POINT IN THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE N 76°09'20" E ALONG SAID LINE 266.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N 75°26'42" E 143.32 FEET, HAVING A RADIUS OF 5779.08 FEET AND A CENTRAL ANGLE OF 1°25'15", 143.32 FEET; THENCE S 0°45'00" E ALONG THE WESTERLY LINE OF BLOCK 3, 721.32 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.236 ACRES OF LAND MORE OR LESS.

## NOTES:

SHED NEAR PARCEL "B" ENCRUMBED BY A MAXIMUM OF 1.7 FEET WITH AN ADDITIONAL EAVE DIMENSION OF 1 FOOT.

GARAGE NEAR PARCEL "D" IS 0.5 FEET SOUTH OF PROPERTY LINE WITH EAVE ENCRUMBED BY 0.63 FEET.

SEE CERTIFIED COPY OF JUDGEMENT RECORDED IN VOL. 284 OF DEEDS P. 474 WHICH GRANTS FEE SIMPLE TO WILLIAM H. VAN HORN (PREVIOUS OWNER) OVER STREETS AND ALLEYS ADJOINING LOTS.

LINE	BEARING	DISTANCE
L1	S 0°45'00" E	36.02
L2	S 89°15'00" W	33.00
L3	S 20°32'09" E	37.15
L4	S 20°32'15" E	57.43
L5	N 69°41'40" E	52.19
L6	S 89°04'10" W	66.00
L7	N 0°45'00" W	38.00

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	143.32	1°25'15"	5779.08	143.32	N 75°26'42" E
C2	65.04	0°38'41"	5779.08	65.04	N 74°24'44" E
C3	1214.80	12°15'14"	5680.08	1212.49	N 70°01'43" E
C4	1235.98	12°15'14"	5779.08	1233.62	N 70°01'43" E

## LEGAL DESCRIPTION FOR PARCEL "B"

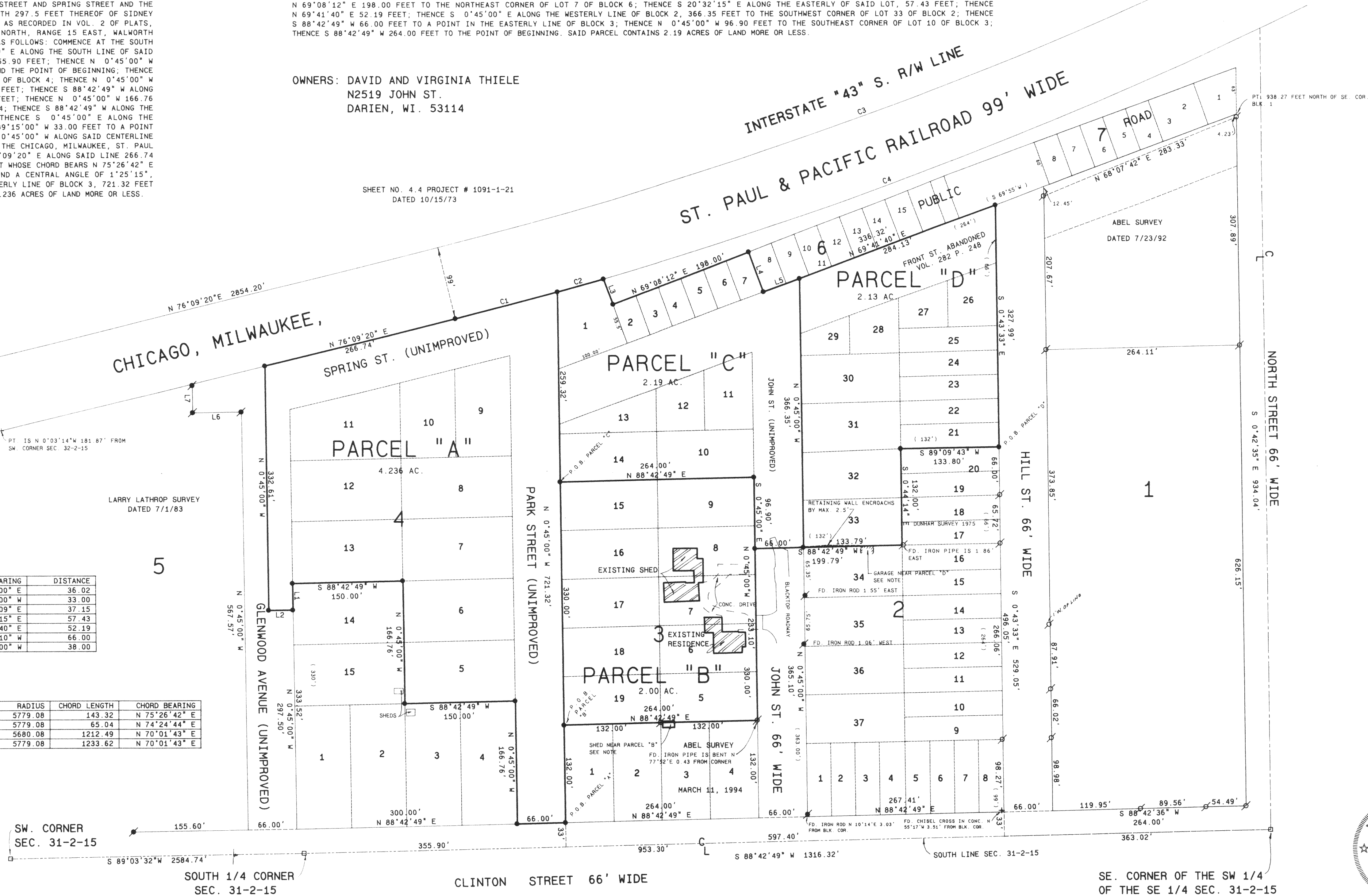
LOTS 5 - 9 INCLUSIVE AND LOTS 15 - 19 INCLUSIVE OF BLOCK 3 OF SIDNEY ALLEN'S ADDITION TO THE VILLAGE OF ALLENS GROVE AS RECORDED IN VOL. 2 OF PLATS, PAGE 30, BEING LOCATED IN SECTION 31, TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE N 88°42'49" E ALONG THE SOUTH LINE OF SAID SECTION 355.90 FEET; THENCE N 0°45'00" W 165.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19 AND THE POINT OF BEGINNING; THENCE CONTINUE N 0°45'00" W ALONG THE WEST LINE OF SAID BLOCK 3, 330.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE N 88°42'49" E 264.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S 0°45'00" E 264.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S 88°42'49" W 264.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES OF LAND MORE OR LESS.

## LEGAL DESCRIPTION FOR PARCEL "C"

LOTS 10 - 14 INCLUSIVE OF BLOCK 3 AND LOTS 1 - 7 OF BLOCK 6 AND PART OF FRONT STREET AND PART OF JOHN STREET OF SIDNEY ALLEN'S ADDITION TO THE VILLAGE OF ALLENS GROVE AS RECORDED IN VOL. 2 OF PLATS, PAGE 30, BEING LOCATED IN SECTION 31, TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE N 88°42'49" E ALONG THE SOUTH LINE OF SAID SECTION 355.90 FEET; THENCE N 0°45'00" W 495.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE CONTINUE N 0°45'00" W ALONG THE WEST LINE OF SAID BLOCK 3, 259.32 FEET TO A POINT IN THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY AND THE NORTHWEST CORNER OF LOT 1 OF BLOCK 6; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N 74°24'44" E 65.04 FEET, HAVING A RADIUS OF 5779.08 FEET AND A CENTRAL ANGLE OF 0°38'41", 65.04 FEET; THENCE S 20°32'09" E 37.15 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BLOCK 6; THENCE N 69°08'12" E 198.00 FEET TO THE NORTHEAST CORNER OF LOT 7 OF BLOCK 6; THENCE S 20°32'15" E ALONG THE EASTERLY LINE OF SAID LOT, 57.43 FEET; THENCE N 69°41'40" E 52.19 FEET; THENCE S 0°45'00" E ALONG THE WESTERLY LINE OF BLOCK 2, 366.35 FEET TO THE SOUTHWEST CORNER OF LOT 33 OF BLOCK 2; THENCE S 88°42'49" W 66.00 FEET TO A POINT IN THE EASTERLY LINE OF BLOCK 3; THENCE N 0°45'00" W 96.90 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF BLOCK 3; THENCE S 88°42'49" W 264.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.19 ACRES OF LAND MORE OR LESS.

OWNERS: DAVID AND VIRGINIA THIELE  
N2519 JOHN ST.  
DARIEN, WI. 53114

SHEET NO. 4.4 PROJECT # 1091-1-21  
DATED 10/15/73



## LEGAL DESCRIPTION FOR PARCEL "D"

LOTS 21-33 INCLUSIVE OF BLOCK 2 AND PART OF FRONT STREET OF SIDNEY ALLEN'S ADDITION TO THE VILLAGE OF ALLENS GROVE AS RECORDED IN VOL. 2 OF PLATS, PAGE 30, BEING LOCATED IN SECTION 31, TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE N 88°42'49" E ALONG THE SOUTH LINE OF SAID SECTION 953.30 FEET; THENCE N 0°43'33" W 529.05 FEET ALONG THE EASTERLY LINE OF BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 21 AND THE POINT OF BEGINNING; THENCE S 89°09'43" W ALONG THE SOUTHERLY LINE OF SAID LOT 21 133.80 FEET; THENCE S 0°44'14" E 132.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE S 88°42'49" W ALONG THE SOUTHERLY LINE OF SAID LOT 33, 133.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE N 0°45'00" W ALONG THE WESTERLY LINE OF BLOCK 2, 366.35 FEET TO A POINT IN THE SOUTHERLY LINE OF BLOCK 6; THENCE N 69°41'40" E ALONG SAID BLOCK LINE 284.13 FEET; THENCE S 0°43'33" E ALONG THE EASTERLY LINE OF BLOCK 2, 327.99 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.13 ACRES OF LAND MORE OR LESS.

SCALE 1" = 80 FEET

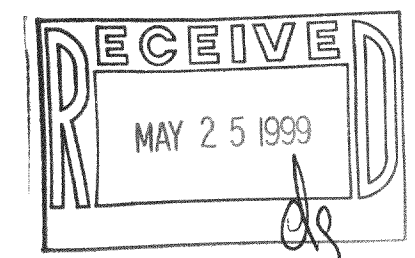
Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, and all bearings are referred to Grid North.

## 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., 1 1/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS. LINEAL FT., 1 1/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 80 FEET



REVISED 4/15/99

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: APRIL 15, 1999 Job No. 79312

BAGV-13

215-459

ORIGINAL: APRIL 6, 1999