

**ABERNATHY and ASSOCIATES**  
Kenneth B. Abernathy Jr.  
Wisconsin Registered Land Surveyor S-1594

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# PLAT OF SURVEY

Sheet No. 4.4  
Proj. No. 1091-1-21  
Dated 10/5/73

INTERSTATE  
CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD  
HWY. 1-43 S. R/W LINE

**NOTE:**  
LEGAL DESCRIPTION FOR SUBJECT PARCEL IS RECORDED  
AS BEING PARALLEL WITH THE RAILROAD RIGHT OF WAY  
AND THE LEGAL DESCRIPTION FOR PARCEL TO THE NORTH  
IS RECORDED AS BEING PARALLEL WITH SECTION LINE  
WHICH CAUSES THIS GAP

SURVEYED BY ABERNATHY AND ASSOC.  
dated July 16, 2002

SURVEY BY LARRY LATHROP  
dated July 1st., 1983

SURVEY BY LARRY LATHROP  
dated July 1st., 1983

SURVEY BY WANAGAS SURVEYING  
dated 3/15/91

GEO. DUNHAM SURVEY  
dated Oct. 20, 1992

POINT OF BEGINNING  
SOUTHEAST CORNER OF LOT 1,  
BLOCK 5, SIDNEY ALLEN'S ADDITION  
TO THE VILLAGE OF ALLENS GROVE

SW. Corner  
Sec. 31-2-15  
N.= 213,857.21  
E.= 2,329,677.62

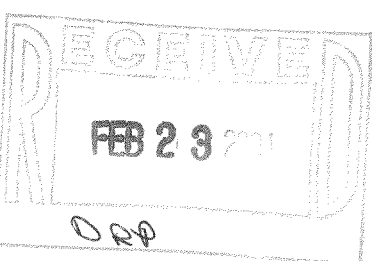
CHICAGO TITLE INSURANCE COMMITMENT NO. 406999/ ELK

**PARCEL 1:** A certain piece of land in Sec.31, T2N, R15E bounded by a line beginning at a point 20 rods N. of the SE corner of land conveyed by John E. Wells, administrator of the estate of Charlotte M. Wells, deceased, to Barton W. Hall by deed dated June 4, 1917, thence running SW'y parallel with the S. line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right of way to a point 45 ft. due W. of the E. line of said Wells land, thence S. parallel with said E. line to the section line of said section, thence E. 45 ft. to said SE corner of Wells land, thence N. 330 ft. to the place of beginning.

**PARCEL 2:** The E'y 55 ft. of the following described parcel of real estate, to-wit: A certain piece of land in Sec. 31, T2N, R15E, bounded by a line beginning at the SW corner of land conveyed by William W. Wells to John T. Dawson (being 45 ft. W. of the SW corner of Wells land); thence N. parallel with the E. line of said Wells land and 45 ft. distant therefrom to the NW corner of said land so conveyed to Dawson, thence SW'y parallel with the S. line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railway Company to a point 355.8 ft. directly W. at right angles from W. line of said Dawson land, thence due S. to section line, thence E. on section line 355.8 feet to the place of beginning, excepting therefrom a piece of land deeded by William W. Wells to Cyrus E. Tomkins on the 17th day of July, 1917.

## ALSO DESCRIBED MORE PARTICULARLY AS:

Part of Lot 1 of Block 5 of Sidney Allen's Addition to the Village of Allens Grove and adjacent lands to the west, located in the Southwest 1/4 of Section 31, Town 2 North, Range 15 East, Walworth County, Wisconsin, described as follows: Commence at the South 1/4 Corner of said section 31; thence S 89°03'32" W along the south line of said section and the centerline of Clinton Street, 387.29 feet; thence N 0°45'43" W 33.02 feet to a found iron rod which marks the Southeast corner of said Lot 1 and the point of beginning; thence S 89°02'57" W along the northerly line of Clinton Street 100.05 feet to a found iron rod; thence N 0°45'11" W 276.43 feet to a found iron rod; thence N 76°09'55" E 102.66 feet to a found iron pipe; thence S 0°45'43" E along the easterly line of said Lot 1, 299.32 feet to the point of beginning. Said parcel contains 0.66 acres of land more or less.



## 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., 1-11/16" DIA.
- ( x x x ) RECORDED AS DIMENSION
- - - - - EXISTING FENCE

owned by others see note

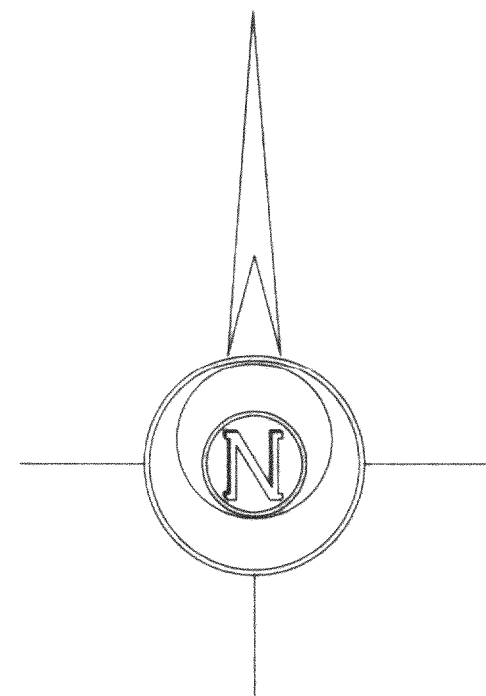
66' wide  
unimproved  
GLENWOOD AVENUE

STREET

SHELDON

BUYER: BRIAN W. CONLEY  
OWNERS: JOYCE A. SWANSON and RICHARD A. LINDBERG

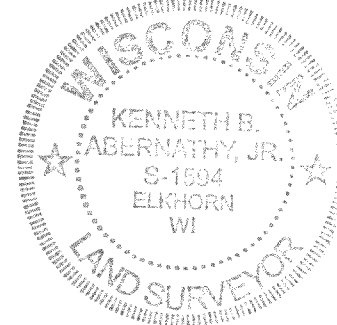
ORDERED BY: CENTURY 21 SKANDIA REALTY  
830 E. GENEVA ST.  
DELAWARE, WI. 53115  
ELLIE OLESTON



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

S 1/4 Corner  
Sec. 31-2-15

N.= 213,899.66  
E.= 2,332,262.01



SCALE: 1" = 60 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 the date hereof."

*Kenneth B. Abernathy, Jr.*

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

DATED Feb. 13, 2004 Job No. 04.201

BAGV-19

215-567