

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

TWO PARCELS OF LAND LOCATED IN BLOCK 4 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.

SHEET NO. 4.4 PROJECT # 1091-1-21
DATED 10/5/73

ARC = 143.32'
R. = 5779.08'
I = 1°25'15"
CHORD = N 75°26'42"E
143.32'

CHICAGO, MILWAUKEE,
ST. PAUL & PACIFIC RAILROAD

SPRING ST. (ABANDONED)

PARK ST. (ABANDONED)

LEGAL DESCRIPTION FOR PARCEL "A-1"

LOTS 5-7 INCLUSIVE OF BLOCK 4 AND PART OF PARK STREET (ABANDONED) 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 250.14 FEET TO THE NORTHWEST CORNER OF LOT 7 OF BLOCK 4; THENCE N 88°42'49" E 216.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 4 TO A SET IRON ROD IN THE WEST LINE OF BLOCK 3; THENCE S 0°45'00" E ALONG SAID LINE 416.90 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS CONTAINS 65,304 S.F.

LEGAL DESCRIPTION FOR PARCEL "A-2"

LOTS 8-13 INCLUSIVE OF BLOCK 4 AND PART OF PARK STREET (ABANDONED) AND PART OF SPRING STREET (ABANDONED) 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; THENCE CONTINUE N 0°45'00" W ALONG THE WEST LINE OF SAID BLOCK 3, 416.90 FEET TO A SET IRON ROD AND THE POINT OF BEGINNING; THENCE S 88°42'49" W 216.00 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE S 0°45'00" E 83.38 FEET TO THE SOUTHEAST CORNER OF LOT 13; 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, 304.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 119,487 SQUARE FEET OF LAND MORE OR LESS.

GLENWOOD AVENUE (UNIMPROVED)

66' WIDE EASEMENT
INGRESS, EGRESS AND UTILITIES

BLOCK 4

SW. CORNER
SEC. 31-2-15

SOUTH 1/4 CORNER
SEC. 31-2-15

LEGAL DESCRIPTION FOR EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER PART OF PARK STREET (ABANDONED) 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 CONTINUE N 0°45'00" W ALONG THE WEST LINE OF SAID BLOCK 3, 416.90 FEET TO A SET IRON ROD; THENCE S 88°42'49" W 66.00 FEET TO THE NORTHEAST CORNER OF LOT 7 OF BLOCK 4; THENCE S 0°45'00" E ALONG THE WESTERLY LINE OF PARK STREET 416.90 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4; THENCE N 88°42'49" E 66.00 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 27,514 SQUARE FEET OF LAND MORE OR LESS.

NOTE:

SEE CERTIFIED COPY OF JUDGEMENT RECORDED IN VOL. 281 OF DEEDS P. 474 WHICH GRANTS FEE SIMPLE TO WILLIAM H. VAN HORN (PREVIOUS OWNER) OVER STREETS AND ALLEYS ADJOINING LOTS.

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.

SEE PREVIOUS PLAT OF SURVEY BY THIS FIRM DATED APRIL 15, 1999

PARCEL "A-1"

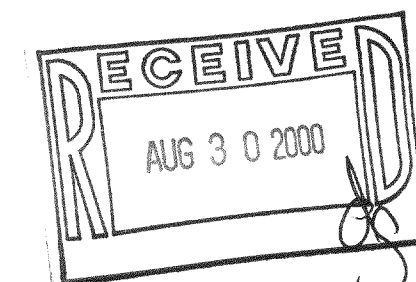
OWNERS: DENNIS AND JENNIFER CUNNINGHAM
N2493 FRONT ST.
P.O. BOX 505
DARIEN, WI. 53114

PARCEL "A-2"

OWNERS: ARNOLD AND LINDA ALBERTH
215A SHARON ST.
DARIEN, WI. 53114

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.
- (X-X) RECORDED AS DIMENSION
- — — — — EXISTING FENCE



SCALE: 1" = 80 FEET



Kenneth B. Abernathy, Jr.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594
Date July 19, 2000 Job No. 99.312

BAGV-13E
215-482