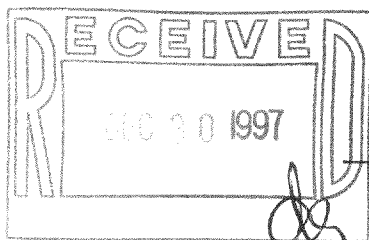


ABELL SURVEYING & MAPPING

1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
414-728-6737

YACHTSMEN TERRACE CONDOMINIUM



PLAT OF SURVEY OF

PART OF LOT 9 OF CEDAR POINT
SUBDIVISION, LOCATED IN T2N,
R16E, WALWORTH COUNTY, WISCONSIN.

NOTE: BEARINGS ARE REFERENCED TO
EXISTING SURVEY RECORDS.

ORDERED BY: CENTURY 21-SKANDIA REALTY
822 E. GENEVA STREET
DELAVAN, WI 53115

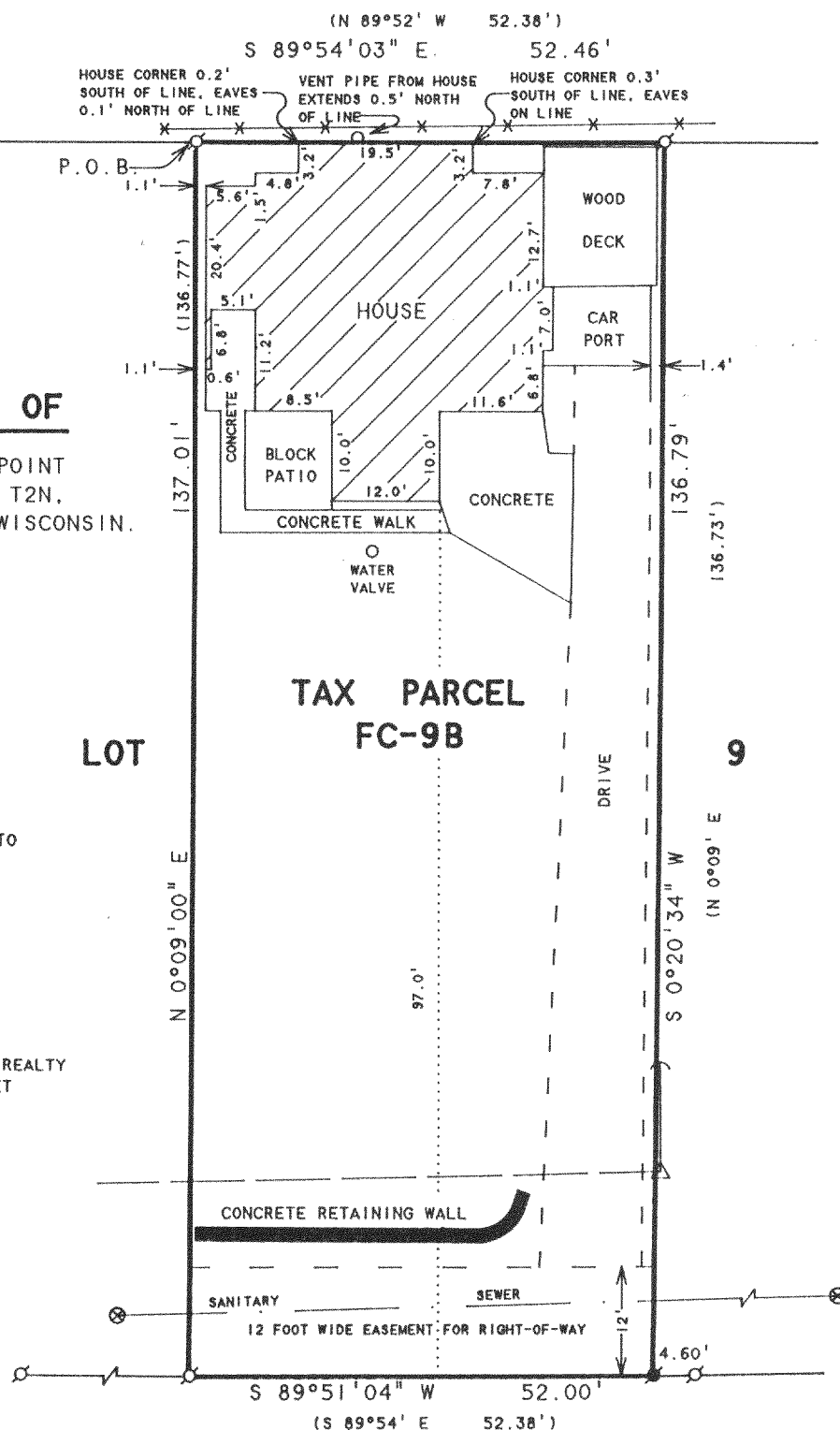
N



SCALE 1"=20'

LEGEND

- -IRON PIPE FOUND
- -IRON ROD FOUND
- △ -UTILITY POLE
- -GUY WIRE
- -OVERHEAD UTILITY LINES
- -WIRE FENCE
- ⊗ -MANHOLE COVER
- () -RECORDED AS



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY 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, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 (1) YEAR FROM DATE HEREON.

David F. Abell

DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

November 10, 1997

DATE JOB NUMBER - 97203
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

FC-9B

216-2490

SHEET 2 OF 2 SHEETS

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414-728-6737

LEGAL DESCRIPTION

Part of Lot 9 of Cedar Point Subdivision, which subdivision is located in the northeast fractional quarter of Section 28, Town 2 North, Range 16 East, described as follows, to-wit: Commencing at the southwest corner of Lot 10 of said subdivision; thence south 89° 52' east along the north line of said Lot 9, 63 feet to an iron pipe at the place of beginning; thence south 0° 09' west 136.77 feet to a point; thence south 89° 54' east 52.38 feet to a point; thence north 0° 09' east 136.73 feet to a point on the north line of said Lot 9; thence north 89° 52' west along the north line of said Lot 9, 52.38 feet to the place of beginning, subject to a right of way hereinafter described, together with an easement in common with others for a right-of-way situated upon Lot 9 of Cedar Point Subdivision, described as follows, to-wit: Commencing at the southwest corner of Lot 10 of said plat of Cedar Point; thence South 0° 09' West along the west line of said Lot 9, 124.8 feet to the place of beginning; thence south 89° 54' east 198.20 feet; thence south 74° 12' east 132.52 feet; thence south 22° 41' west 114.35 feet; thence south 29° 11' west 86.44 feet; thence south 51° 25' west 89.08 feet; thence north 46° 02' east; thence north 68° 38' east 20.71 feet; thence north 49° 31' east 38.90 feet; thence north 29° 11' east 73.71 feet; thence north 22° 41' east 96.94 feet; thence north 74° 12' west 99.20 feet; thence north 89° 54' west 196.70 feet to the west line of said Lot 9; thence north 0° 09' east 12 feet to the place of beginning, ALSO the right to take water from a well which is situated at a point, which point is located on Lot 9 of said Cedar Point Subdivision, described as follows, to-wit: Commencing at the Southwest corner of Lot 10 of Cedar Point, running thence South 0° 09' West along the West line of said Lot 9, 136.8 feet to a point; thence South 89° 54' East 120 feet; thence South approximately 96 feet; thence East approximately 9 feet; together with a right of ingress and egress to the said well in common with the party of the first part and its grantees and assigns over a strip of land 4 feet in width described as follows, to-wit: Beginning at a point on the South line of the right of way hereinbefore described, 120 feet East of the West end thereof and running thence South approximately 96 feet; thence East 4 feet; thence North to the South line of said right of way; thence West 4 feet to the place of beginning; also over a strip of land 4 feet in width extending from said four foot strip above mentioned easterly to said well, said right shall cease in the event said well shall not be used for drinking water purposes. ALSO an undivided one-tenth interest in and to the lake water pump, tanks and pipes which constitute the lake water system of said Lot 9 of Cedar Point, upon condition, however, that the second parties bear their proportionate share of the expense of maintaining said well, pump, tank and pipes, ALSO an easement for park purposes in common with the parties of the first part and their prior or subsequent grantees over and upon a part of Lot 9 of said Cedar Point Subdivision, said easement being more particularly described as follows: Commencing at the SW corner of Lot 10 of said plat of Cedar Point; thence S. 0° 09' W. along the W. line of said Lot 9, 136.8 feet to a point; thence S. 89° 54' East 120 feet; thence S. 215.04 feet; thence N. 88° 30' E. 50.02 feet; thence S. 46.92 feet; thence N. 51° 25' E. 31.68 feet to the place of beginning; thence S. 0° 59' E. 103.69 feet more or less to the shore of Delavan Lake at low water line; thence NE'ly along said shore at low water line 49.45 feet; thence N. 15° 05' W. 50.85 feet; thence N. 7° 49' W. 31.84 feet; thence N. 0° 12' E. 39.30 feet; thence S. 51° 25' W. 57.40 feet to the place of beginning.

David F. Abell

DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

November 10, 1997

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