

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3131 AS RECORDED IN VOL. 17 OF CERTIFIED SURVEY MAPS AS PAGES 100-103 AS DOCUMENT NUMBER 4220135, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: LONNIE McLERNON
N3682 BOWERS RD.
LAKE GENEVA, WI. 53147

LINE	BEARING	DISTANCE
L1	S 50°00'00" E	24.95
L2	N 46°33'00" W	25.00
L3	S 46°33'00" E	25.00
L4	N 40°00'00" E	50.09

LOT 1
CSM # 2660

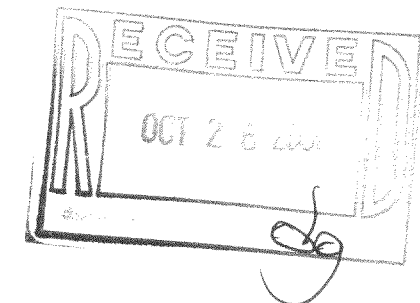
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3131 AS RECORDED IN VOL. 17 OF CERTIFIED SURVEY MAPS AS PAGES 100-103 AS DOCUMENT NUMBER 4220135, BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP; THENCE S 46°33'00" E ALONG THE WESTERLY LINE OF SAID LOT 2, 25.00 FEET; THENCE N 40°00'00" E 300.00 FEET; THENCE N 50°00'00" W TO A POINT IN THE SOUTHERLY LINE OF LOT 1, 24.95 FEET; THENCE S 40°00'00" W ALONG THE SOUTHERLY LINE OF LOT 1 298.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS A LOT LINE ADJUSTMENT BETWEEN ADJOINING OWNERS OF LAND AND CONTAINS 7467 SQUARE FEET OF LAND MORE OR LESS. SAID LOT LINE ADJUSTMENT IS ALSO SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHWESTERLY 50 FEET.

LOT LINE ADJUSTMENT NOTE:

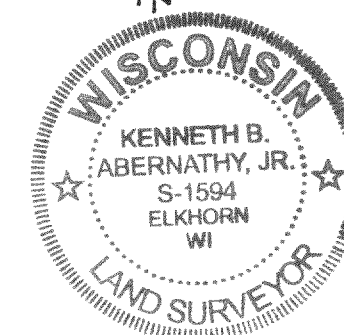
"This lot line adjustment between adjoining land owners does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Zoning Ordinances."

LOT 1
CSM # 2438



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.
- (xx) RECORDED AS DIMENSION
- x-x- EXISTING FENCE



SCALE: 1" = 100 FEET

EXISTING RESIDENCE

SEPTIC
VENTS

PROPOSED GARAGE

LOT 2
288,019 S.F. ADJUSTED
6.61 AC.

LOT LINE ADJUSTMENT
7467 S.F. (0.17 AC.)

EASEMENT TO LOT 2
EXTENDED THRU LOT LINE ADJUSTMENT

"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: SEPT. 26, 2001 Job No. 95.1013