

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT

A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2238 AS RECORDED IN VOL. 11 OF CERTIFIED SURVEY MAPS AS PAGES 14 AND 15 AS DOCUMENT NO. 246953, BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 23; THENCE N 88°40'45" W ALONG THE NORTH LINE OF SAID SECTION 23, 370.00 FEET; THENCE S 1°19'15" W 25.00 FEET TO A FOUND IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUE S 1°19'15" W 30.00 FEET TO A SET IRON ROD; THENCE N 88°40'45" W 136.29 FEET TO A SET IRON ROD IN THE EASTERLY LINE OF A 50 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS; THENCE N 4°29'00" W ALONG SAID EASTERLY EASEMENT LINE 30.15 FEET TO A SET IRON ROD; THENCE S 88°40'45" E 139.34 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4135 SQUARE FEET OF LAND MORE OR LESS AND IS A LOT LINE ADJUSTMENT BETWEEN ADJACENT PARCELS OF LAND.

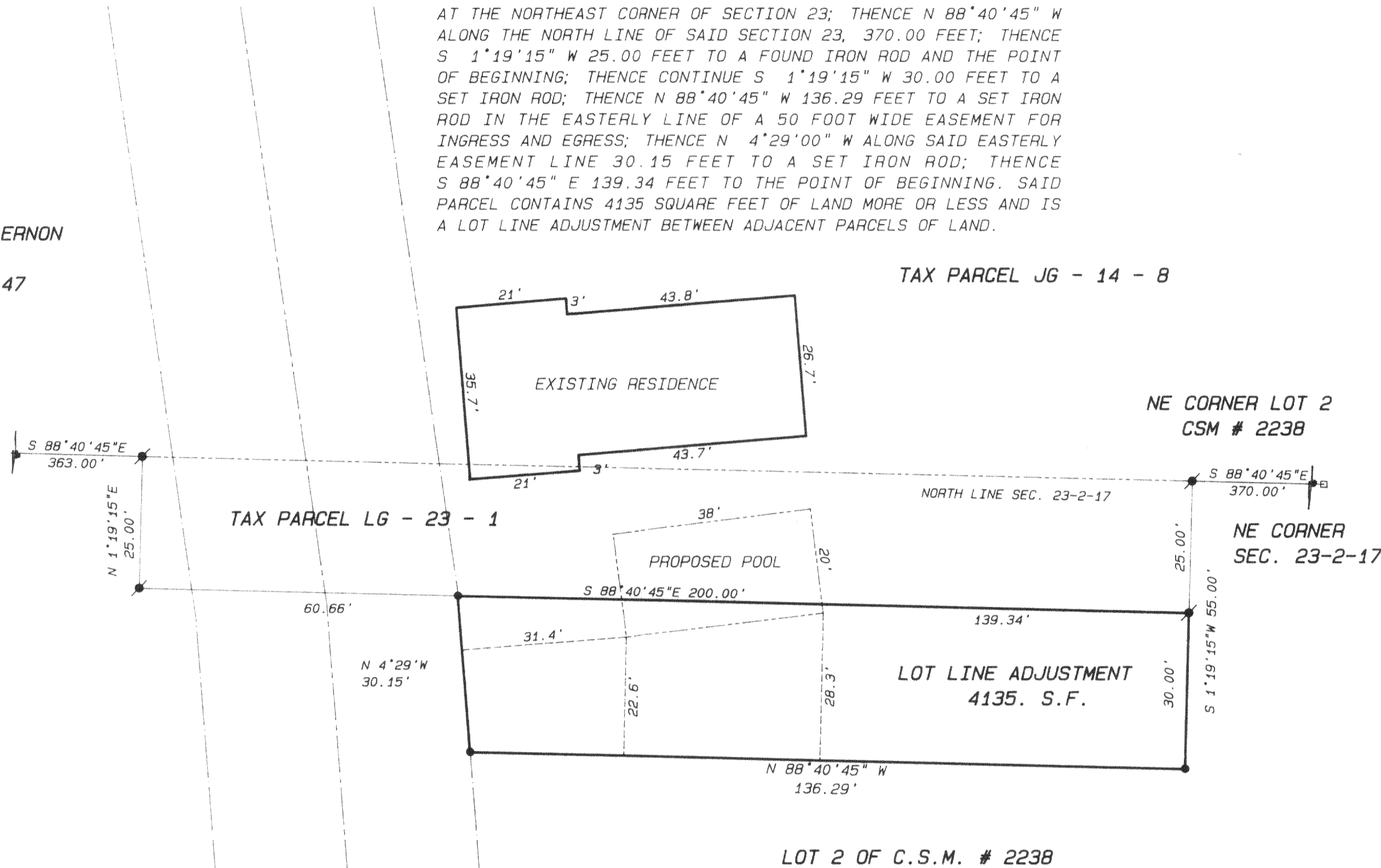
OWNERS: ROBERT AND CAROL McLEARNON  
N3748 BOWERS ROAD  
LAKE GENEVA, WI. 53147

TAX PARCEL JG - 14 - 8

NE CORNER LOT 2  
CSM # 2238

NE CORNER  
SEC. 23-2-17

SCALE 1" = 20 FEET

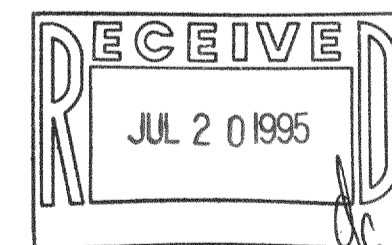


50' WIDE INGRESS AND EGRESS EASEMENT TO BE USED FOR ACCESS ONLY TO TAX PARCEL JG - 14 - 8 AND LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2238.

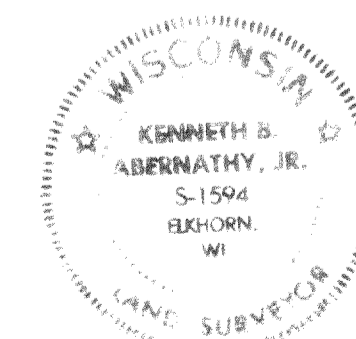
"This lot line adjustment between adjoining land owners does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Zoning Ordinances."

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" = 20 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 date hereof."

*Kenneth B. Abernathy, Jr.*

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

Date: 6-8-95 Job No. 95.516

DESIGN PRODUCTS

JG-23-1

217-1346