

N



SCALE 1"=40'

LEGEND

- - 1" IRON PIPE FOUND
- - 3/4" IRON ROD FOUND
- ⊙ - 3/4" IRON PIPE IN CONCRETE FOUND
- ⊙ - 1" IRON PIPE IN CONCRETE FOUND
- ⊙ - 1 1/2" IRON PIPE FOUND
- ⊙ - 1 1/2" IRON PIPE IN CONCRETE FOUND
- CS - CONCRETE STOOP
- \* - PLASTIC FENCE
- \*\* - WIRE FENCE
- △ - UTILITY POLE
- - GUY WIRE
- - - OVERHEAD UTILITY LINES
- ( ) - RECORDED AS

S.T.H.

ORDERED BY: CENTURY 21-AFFILIATED-SOUTHERN LAKES  
50 W. GENEVA STREET  
P.O. BOX 367  
WILLIAMS BAY, WI 53191

# ABELL SURVEYING & MAPPING

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

TAX PARCEL  
JG-31-2A1

TAX PARCEL  
JLAC-13  
AREA 2.08 ACRES

TAX PARCEL  
JLAV-12

TAX PARCEL  
JLAV-14

## PLAT OF SURVEY OF

Certain land in Outlot No. 1 of Frank Janutka's Lake View Subdivision Geneva Township located in the Northwest 1/4 of Section 31, T2N, R17E, Walworth County, Wisconsin, recorded in the office of the Register of Deeds in said county in Volume 9 of Plats at pages 102 and 103 and described more particularly as follows: Certain land in the North part of Outlot No. 1 beginning at a concrete monument on Highway H, in the Northwest corner of said Subdivision, thence South along Highway H, the Elkhorn-Williams Bay Road, 253 feet 7 inches to a point, thence East on a line parallel to the South line of said Subdivision to the fence line of the land of Robert H. Butterworth, thence North along said fence line to the North line of said Subdivision, thence West on said line to the place of beginning, except that part of Outlot No. 1 of Frank Janutka's Lake View Subdivision which Subdivision is located in Section 31, T2N, R17E, of Walworth County, Wisconsin, and which parcel is described as follows: Beginning on the East line of the Public Highway at a point that is located 126.75 feet South of the Northwest corner of said Outlot; thence North 89°-36' East parallel to the North line of Block 1 of said Subdivision 502.48 feet to a point in a fence; thence South 8°-22' East along said fence 127.91 feet to a point; thence South 89°-36' West 521.17 feet to a point on the East line of said Highway; thence North along said Highway 126.75 feet to the place of beginning, excepting therefrom those premises conveyed for highway purposes as contained in Volume 615 of Deeds page 149 as Document No. 566928, and further excepting, all that land described in Affidavit executed by Marceline Strickland dated April 6, 1987 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on April 13, 1987 in Volume 397 of Records, on page 906, as Document No. 144941 and conveyed in Land Contract by and between Marceline Strickland and Robert Afton and Royanna Afton, his wife, as survivorship marital property dated April 10, 1987 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on April 13, 1987 in Volume 397 of Records, on page 909, as Document No. 144943.

Tax Key No. JLAV 00013

NOTE 1: BEARINGS ARE REFERENCED TO  
EXISTING SURVEY RECORDS.

NOTE 2: LOCATION OF DRIVEWAY IS  
APPROXIMATE DUE TO SNOW  
COVER ON DATE OF SURVEY.

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

January 16, 1998

DATE: JOB NUMBER - 98003  
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

JLAV-13

217-1621

