

PLAT OF SURVEY

ORDERED BY: SCHAUDER BUILDING, INC.
4115 HIGHWAY 51 NORTH
JANESVILLE, WISCONSIN
53545-9674

CLIENT REFERENCE: KATHLEEN KELLY

LAKE COMO

ELEV. 849.4' 5/3/00

LEGAL DESCRIPTION AS FOUND IN VOL. 669, PAGE 4081, DOC # 436820 OF WALWORTH COUNTY RECORDS

LOT 57 OF CONSUMERS COMPANY SUBDIVISION ON LAKE COMO, LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

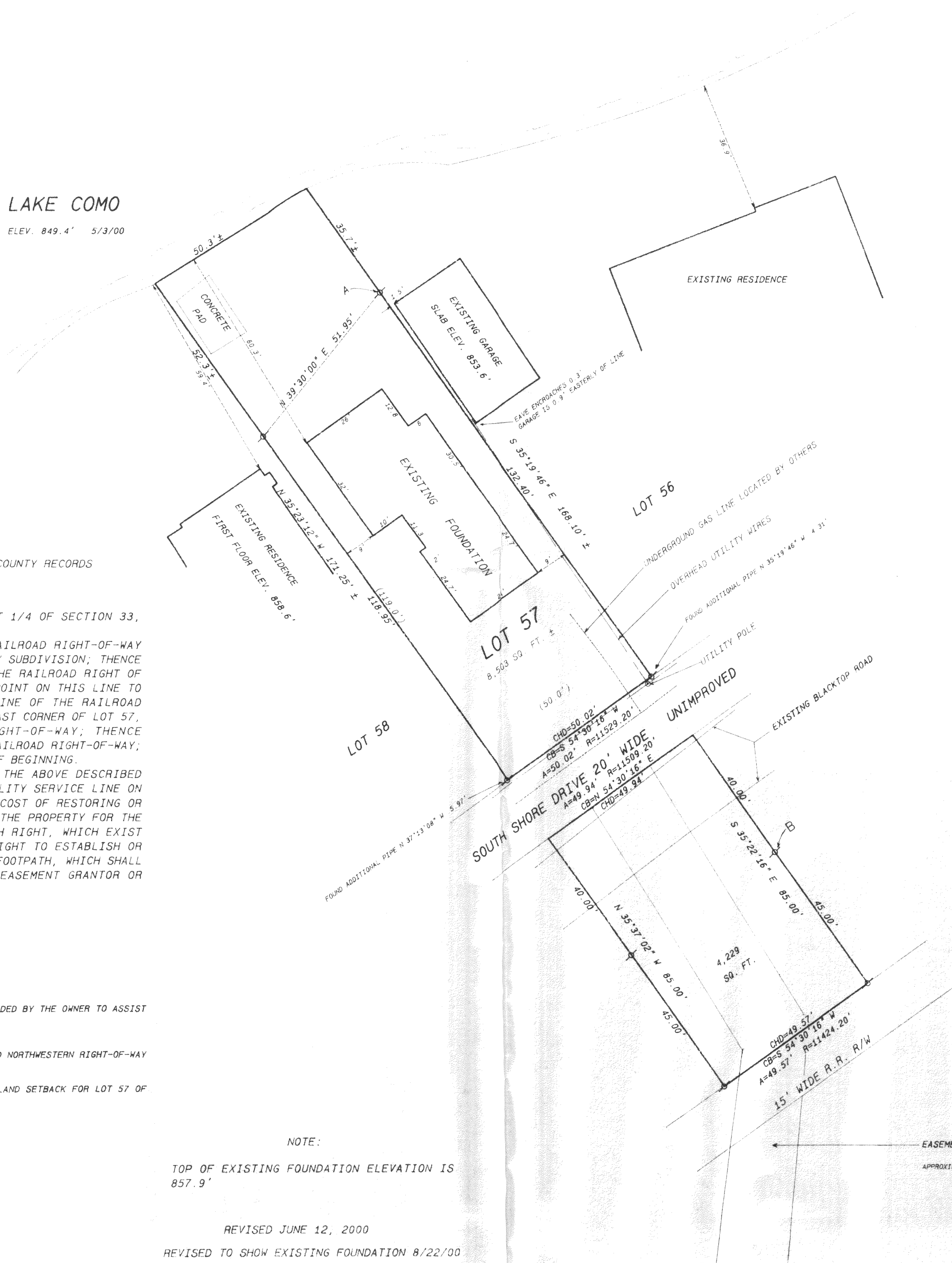
ALSO: ALL THAT PORTION OF THE NORTH 85 FEET OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 57, CONSUMERS COMPANY SUBDIVISION; THENCE CONTINUE SOUTHEASTERLY ON A LINE THAT IS PERPENDICULAR TO THE CENTER LINE OF THE RAILROAD RIGHT OF WAY 20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY FROM SAID POINT ON THIS LINE TO THE SOUTH LINE OF THE SAID RIGHT-OF-WAY; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE RAILROAD RIGHT-OF-WAY TO A POINT THAT IS APPROXIMATELY 105 FEET ON A LINE FROM THE SOUTHEAST CORNER OF LOT 57, WHICH LATTER LINE IS, ALSO, PERPENDICULAR TO THE CENTER LINE OF THE RIGHT-OF-WAY; THENCE NORTHWESTERLY FROM THIS POINT ON A LINE PERPENDICULAR TO THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE WESTERLY ALONG THIS NORTH BOUNDARY LINE OF THE RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SUBJECT TO: A RIGHT-OF-WAY FOR THE EXISTING ROAD ACROSS THE NORTH 40 FEET, THE ABOVE DESCRIBED PARCEL. THE GRANTOR HEREBY RESERVES AN EASEMENT TO CONSTRUCT AND MAINTAIN UTILITY SERVICE LINE ON THE PROPERTY, PROVIDED ALWAYS, THAT THE GRANTOR, AT HIS EXPENSE SHALL BEAR THE COST OF RESTORING OR MAINTENANCE WORK ON THE UTILITY LINES. THE GRANTOR RESERVES A FOOTPATH ACROSS THE PROPERTY FOR THE USE OF PUBLIC. IT IS INTENDED THAT THIS FOOTPATH BE THE SAME TYPE OF FOOTPATH RIGHT, WHICH EXIST ALONG THE SHORE LINE OF LAKE GENEVA, EXCEPT THAT THE GRANTEE SHALL HAVE THE RIGHT TO ESTABLISH OR REESTABLISH ON ANY PORTION OF THE LAND HEREIN CONVEYED THE LOCATION OF THE SAID FOOTPATH, WHICH SHALL BE AT LEAST FIVE (5) FEET IN WIDTH. IF ANY UTILITY IS CONSTRUCTED ON SAID EASEMENT GRANTOR OR ASSIGNS TO RESTORE PROPERTY TO SAME CONDITION AS BEFORE.

NOTES:

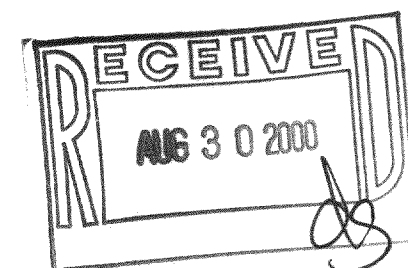
1. THIS SURVEY RETRACES A PREVIOUS PLAT OF SURVEY BY GARY FOAT, DATED APRIL 7, 1997, WHICH WAS PROVIDED BY THE OWNER TO ASSIST IN THE PREPARATION OF THIS PLAT.
2. BENCHMARK DESIGNATED AS "A" IS THE TOP OF FOUND IRON PIPE ELEV. 851.86'
3. BENCHMARK DESIGNATED AS "B" IS THE TOP OF FOUND IRON PIPE ELEV. 860.50'
4. AN EASEMENT FOR RIGHT-OF-WAY OVER THE NORTHERLY 85 FEET OF THE CHICAGO AND NORTHWESTERN RIGHT-OF-WAY WAS SCALED FROM THE ORIGINAL PLAT.
5. NO OBVIOUS FOOTPATH EXIST AT THE TIME OF THIS SURVEY.
6. THE SHORELAND SETBACKS OF THE ADJACENT RESIDENCES (59.4' & 36.9') WERE USED TO AVERAGE A SHORELAND SETBACK FOR LOT 57 OF 48.2'.

NOTE:

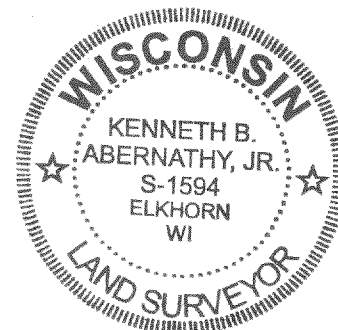
TOP OF EXISTING FOUNDATION ELEVATION IS
857.9'REVISED JUNE 12, 2000
REVISED TO SHOW EXISTING FOUNDATION 8/22/00

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., 1-1/8" DIA.
- RECORDED AS DIMENSION
- 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 lines, apparent easements, roadways and visible encroachments, if any.

This survey is made for the use of the present owners of the property and its heirs, assigns and successors, and is not to be used for any other purpose without the written consent of the surveyor.

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

Date: August 23, 2000 Job No. 00.408

PLAT OF SURVEY

LEGAL DESCRIPTION AS FOUND IN VOL. 669, PAGE 4081, DOC # 436820 OF WALWORTH COUNTY RECORDS

LOT 57 OF CONSUMERS COMPANY SUBDIVISION ON LAKE COMO, LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

ALSO ALL THAT PORTION OF THE NORTH 85 FEET OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 57, CONSUMERS COMPANY SUBDIVISION, THENCE CONTINUE AS A RIGHT-OF-WAY SOUTHEASTERLY ON A LINE THAT IS PERPENDICULAR TO THE CENTER LINE OF THE RAILROAD RIGHT-OF-WAY 20 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHEASTERLY FROM SAID POINT ON THIS LINE TO THE SOUTH LINE OF THE SAID RIGHT-OF-WAY, THENCE EASTERLY ALONG SAID SOUTH LINE OF THE RAILROAD RIGHT-OF-WAY TO A POINT THAT IS APPROXIMATELY 105 FEET ON A LINE FROM THE SOUTHEAST CORNER OF LOT 57, WHICH LATTER LINE IS, ALSO, PERPENDICULAR TO THE CENTER LINE OF THE RIGHT-OF-WAY; THENCE NORTHWESTERLY FROM THIS POINT ON A LINE PERPENDICULAR TO THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE WESTERLY ALONG THIS NORTH BOUNDARY LINE OF THE RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SUBJECT TO: A RIGHT-OF-WAY FOR THE EXISTING ROAD ACROSS THE NORTH 40 FEET, THE ABOVE DESCRIBED PARCEL, THE GRANTOR HEREBY RESERVES AN EASEMENT TO CONSTRUCT AND MAINTAIN UTILITY SERVICE LINE ON THE PROPERTY, PROVIDED ALWAYS, THAT THE GRANTOR, AT HIS EXPENSE SHALL BEAR THE COST OF RESTORING OR MAINTENANCE WORK ON THE UTILITY LINES. THE GRANTOR RESERVES A FOOTPATH ACROSS THE PROPERTY FOR THE USE OF PUBLIC. IT IS INTENDED THAT THIS FOOTPATH BE THE SAME TYPE OF FOOTPATH RIGHT, WHICH EXIST ALONG THE SHORE LINE OF LAKE GENEVA, EXCEPT THAT THE GRANTEE SHALL HAVE THE RIGHT TO ESTABLISH OR REESTABLISH ON ANY PORTION OF THE LAND HEREIN CONVEYED THE LOCATION OF THE SAID FOOTPATH, WHICH SHALL BE AT LEAST FIVE (5) FEET IN WIDTH. IF ANY UTILITY IS CONSTRUCTED ON SAID EASEMENT GRANTOR OR ASSIGNS TO RESTORE PROPERTY TO SAME CONDITION AS BEFORE.

NOTES.

1. THIS SURVEY RETRACES A PREVIOUS PLAT OF SURVEY BY GARY FOAT, DATED APRIL 7, 1997, WHICH WAS PROVIDED BY THE OWNER TO ASSIST IN THE PREPARATION OF THIS PLAT
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4. AN EASEMENT FOR RIGHT-OF-WAY OVER THE PARCEL DESCRIBED AS THE NORTHERLY 85 FEET OF THE CHICAGO AND NORTHWESTERN RIGHT-OF-WAY WAS SCALED FROM THE ORIGINAL PLAT.
5. NO OBVIOUS FOOTPATH EXIST AT THE TIME OF THIS SURVEY.
6. THE SHORELAND SETBACKS OF THE ADJACENT RESIDENCES (59.4' & 36.9') WERE USED TO AVERAGE A SHORELAND SETBACK FOR LOT 57 OF 98.2'.

NOTE:

TOP OF FOUNDATION ELEVATION WILL BE
ABOVE 854.0'

REVISÉD JUNE 12, 2000

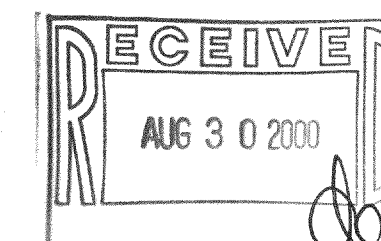
ORDERED BY: SCHAUDER BUILDING, INC.
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CLIENT REFERENCE: KATHLEEN KELLY

SCALE: 1 INCH = 20 FEET

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 10" LONG, WEIGHING
 4.5 LBS. LINEAL FT. 1-11/16" DIA.
 RECORDED AS DIMENSION
 EXISTING FENCE



SCALE: 1" = 20 FEET

The parties enter into a deed whereby the above described property has been surveyed and divided into four (4) lots, and that the above map is a true and correct representation of the land and shows the size and location of the property, its exterior boundaries, the location of all visible structures and improvements, all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

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

Date: 5/11/00 Job No. 60.40
