ABERNATHY and ASSOCIATES

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PLAT OF SURVEY

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 PERPENCIULAR 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 PROPERY 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 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

NOTE:

TOP OF EXISTING FOUNDATION ELEVATION IS 857.9°

REVISED JUNE 12, 2000 REVISED TO SHOW EXISTING FOUNDATION 8/22/00

REVISED ON SEPTEMBER 8, 2000

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

CLIENT REFERENCE: KATHLEEN KELLY

- EASEMENT FOR RIGHT-OF-WAY

APPROXIMATE LOCATION - SCALED FROM PLAT

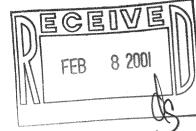
EXISTING RESIDENCE

SCALE: 1 INCH = 20 FEET

Legend

- FOUND IRON PIPE FOUND FROM ROD
- TOUND BRASS CAPPED MONUMENT
- # FOUND CONCRETE MONUMENT + CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS LINEAU FT., 3:4" DIA.
- SET IRON ROD 30" LONG, WEIGHING 4.5 LBS. LINEAL FT., 1-11/16" DIA.
- EXX! RECORDED AS DIMENSION





SCALE: 1"= 20 FEET

representation thereof and shows the size and location of the propert its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent

easements, roadways and visible e scroachments, 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 dute hereof

KENNETH B, ABERNATHY, JR-WISCONSIN REGISTERED LAND SURVEYOR,

S-1594 Date: AUGUST 23,2000 Job No. 00