NORTHWEST CORNER OF SECTION ABERNATHY and ASSOCIATES Rt. 3, Box 273 25-3-16 Elkhorn, Wisconsin 53121 Kenneth B. Abernathy Jr. Phone: (414) 723-4260 (office) (414) 723-4813 (residence) Wisconsin Registered Land Surveyor S-1594 PLAT OF SURVEY (N89°26'40'E 296.67% PARCELS OF LAND LOCATED IN THE NORTHWEST 1/4 OF N88°17'47"E 296.41 (33) 3427 SECTION 25, T.3N., R.IGE., WALWORTH COUNTY, WISCONSIN OWNER- DAVE NETTESHEIM C.S.M. No. 376 147.35 N87°06'E 182.35' LEGAL DESCRIPTION FOR 25 FEET WIDE EASEMENT FOR INGRESS AND EGRESS FOUND IRON PIPE BENT An easement 25 feet in width located in the Northwest $\frac{1}{4}$ of LESST IRON ROD ON LINE Section 25, Town 3 North, Range 16 East, Walworth County described as follows: Commence at the Northwest Corner of said Section 25; thence S 2014'21"E along the west line of said Section 25 1622.32 feet; thence N 87°36'31"E 34.25 to the (389°10'05"E 295.55") 295.64 northwest corner of Lot 2 of C.S.M. No. 376 and the point of (33) beginning; thence continue N 87°36'31"E along the north line 25' WIDE EASEMENT FOR INGRESS AND EGRESS 11 34.27 of said Lot 2 295.64 feet to the northeast corner of said Lot 2; thence N 2°04'41"W along the easterly line of Lot 1 of C.S.M. 387°36'31"W 320.57 No. 376 79.76 feet; thence N 87°06'E 25 feet; thence S 2°04'41" E 104.98 feet; thence S 87036'31"W 320.57 feet to a point in the westerly line of Lot 2 as monumented; thence N 2014'08"W along the easterly line of Foster Road as monumented 25 feet to the point of beginning. 1.23 AC. \$ LEGAL DESCRIPTION FOR PARCEL A A parcel of land located in the Northwest 4 of Section 25, Town 3 North, Range 16 East, Walworth County, Wisconsin desc-LOT 2 ribed as follows: Commence at the Northwest Corner of said Section 25; thence S 2014'21"E along the west line of said section 25 1622.32 feet; thence N87°36'31"E 34.25 feet to the northwest corner of Lot 2 of C.S.M. No. 376; thence continue N87036'31"E 1.87 AC. \$ along the north line of said Lot 2 295.64 feet to the northeast PARCEL corner of said Lot 2 and the point of beginning; thence N 2004' 41"W along the easterly line of Lot 1 of C.S.M. No. 376 79.76 feet; thence N 87006'E 147.35 feet; thence S 3031'07"E 353.98 feet; thence S 86°55'13"W 156.26 feet to the southeast corner of said Lot 2; thence N 2004'41"W along the easterly line of said Lot 2 274.73 feet to the point of beginning. Said parcel is a Lot-Line Adjustment between adjoining owners of land and contains 1.23 acres of land more or less. (N89°21'35 E 294.52') J 86 . 55 13 W 294.92 N86°55"13"E (33) LEGAL DESCRIPTION FOR PARCEL B PREVIOUSLY INTENDED FOR ACCESS STRIP TO LAND TO 4 134.25 A parcel of land located in the Northwest $\frac{1}{4}$ of Section 25, Town J86°55'13" W 246.96. 3 North, Range 16 East, Walworth County, Wisconsin described as follows: Commence at the Northwest Corner of said Section 25; CN89.22'E 246.96) (N84°32'E) thence S 2014'21"E along the west line of said section 1901.00 feet to the point of beginning; thence N 86055'13"E along the southerly line of Lot 2 of C.S.M. No. 376 485.43 feet to a set iron rod which is N 86°55'13"E 156.26 feet from the southeast corner of said Lot 2; thence S 3031'07"E 428.32 feet; thence N 87004'11"E 243.84 feet; thence S 7050'E 546.09 feet; thence N 41014'20"W along the centerline of abandoned railroad right-BIAGI SURVEY of-way as fenced 695.66 feet; thence N 0023'03"W 81.86 feet; 7-12-73 thence N 8004'04"W 148.09 feet; thence N 6029'19"W 172.17 feet; thence S 86°55'13"W 246.96 feet; thence S 80°48'43"W to a point in the west line of said section 25 82.74 feet; thence N 2014' 21"W along said section line 33.80 feet to the point of beginning. Said parcel is a Lot-Line adjustment between adjoining owners of land and contains 4.03 acres of land more or less. BIAGI SURVEY 10-23-62 243.84 N87.04'11"E EXISTING FENCE LINE WEST 1/4 CORNER SECTION 25-3-16 PARCE 4.03 Ac. 1 Notes: Bearings are based on the Wisconsin State Plane Coordinate System, South Zone. The west line of Section 25-3-16 bears S 2014'21"E. C.S.M. No. 376 was found to have been staked approximately 1.3' east of the right-of -way line for Foster Rd. The Northwest Corner of C.S.M. No. 376 was found to be 1343.64 feet from the Northwest Corner of Section 25 and was recorded as being 1318.95 feet. This represents a discrepancy of 24.69 feet. All exterior iron pipe for C.S.M No. 376 were found and used for the purpose of Lot-Line Adjustment. AGVSMATTY. AS BUNCON. Legend A FOUND INON PIPE SCALE: 1"= 50 FEET FOUND IRON ROD □ FOUND BRASS CAPPED MONUMENT 8 FOUND CONCRETE MONUMENT "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 + CHISEL CUT IN CONCRETE SET IRON ROD, 24" LONG, WEIGHING and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroach-1.5 LBS./LINEAL FT., 3/4" DIA. SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA. "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 (xx) RECORDED AS DIMENSION J89°29'38 W 1.P. 0.85' -x--x- EXISTING FENCE SOUTH OF LINE (N89°38'15"W)

KENNETH B. ABERNATHY, JR.

WISCONSIN REGISTERED LAND SURVEYOR,

Job No. 87.802

G4 - 376 - Z GSC - ZS ED GSC - ZS - SB 316 - 45

4. KOLB SURVEY 9-29-77