

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

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PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHWEST
1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 18
EAST, TOWN OF SPRING PRAIRIE, WALWORTH
COUNTY, WISCONSIN.

SELLER: LORETTA STURGIS
595 THIRD ST.
NAPLES, FL. 33940

BUYERS: RIEMOND H. AND
SHARON L. RIPPEL
W866 VALLEY VIEW ROAD
BURLINGTON, WI. 53105

NORTHWEST CORNER SEC. 11-3-18

fd. cut limestone monument

NORTH LINE SEC. 11-3-18
S 88°13'04"E 2641.63'

NORTH 1/4 CORNER
SEC. 11-3-18

fd. cut limestone
1233.58'

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 18 EAST, TOWN OF SPRING PRAIRIE, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE S 88°13'04" E ALONG THE NORTH LINE OF SAID SECTION, 1408.05 FEET TO A FOUND IRON ROD WHICH MARKS THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 2133; THENCE S 6°38'42" E ALONG THE WESTERLY LINE OF SAID CERTIFIED SURVEY MAP 1045.96 FEET TO A POINT IN THE CENTERLINE OF VALLEY VIEW ROAD; THENCE ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS S 56°23'53" W 170.90 FEET, HAVING A CENTRAL ANGLE OF 9°22'29" AND A RADIUS OF 1045.64 FEET, 171.09 FEET; THENCE S 51°42'40" W ALONG SAID CENTERLINE 324.84 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2038; THENCE N 80°19'34" W ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP 1147.41 FEET TO A FOUND IRON PIPE IN THE WEST LINE OF SAID SECTION 11; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 1185.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 42.18 ACRES OF LAND MORE OR LESS.

42.18 ACRES GROSS
41.89 ACRES EXCLUDING RIGHT-OF-WAY

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	171.09	9°22'29"	1045.64	170.90	S 56°23'53" W
C2	185.25	9°54'59"	1070.39	185.02	N 56°40'08" E

LOT 1 C.S.M. #2133
VOL. 10 P. 153, 154 DOC. NO. 231932

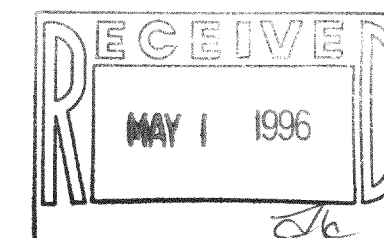
EXISTING FENCE LINE

SCALE 1" = 120 FEET

BEARINGS ARE BASED ON CERTIFIED
SURVEY MAP NO. 2038

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., 1-1/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 120 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 therein, 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.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date APRIL 12, 1996 Job No. 96.406

OA-2038

318-552