

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

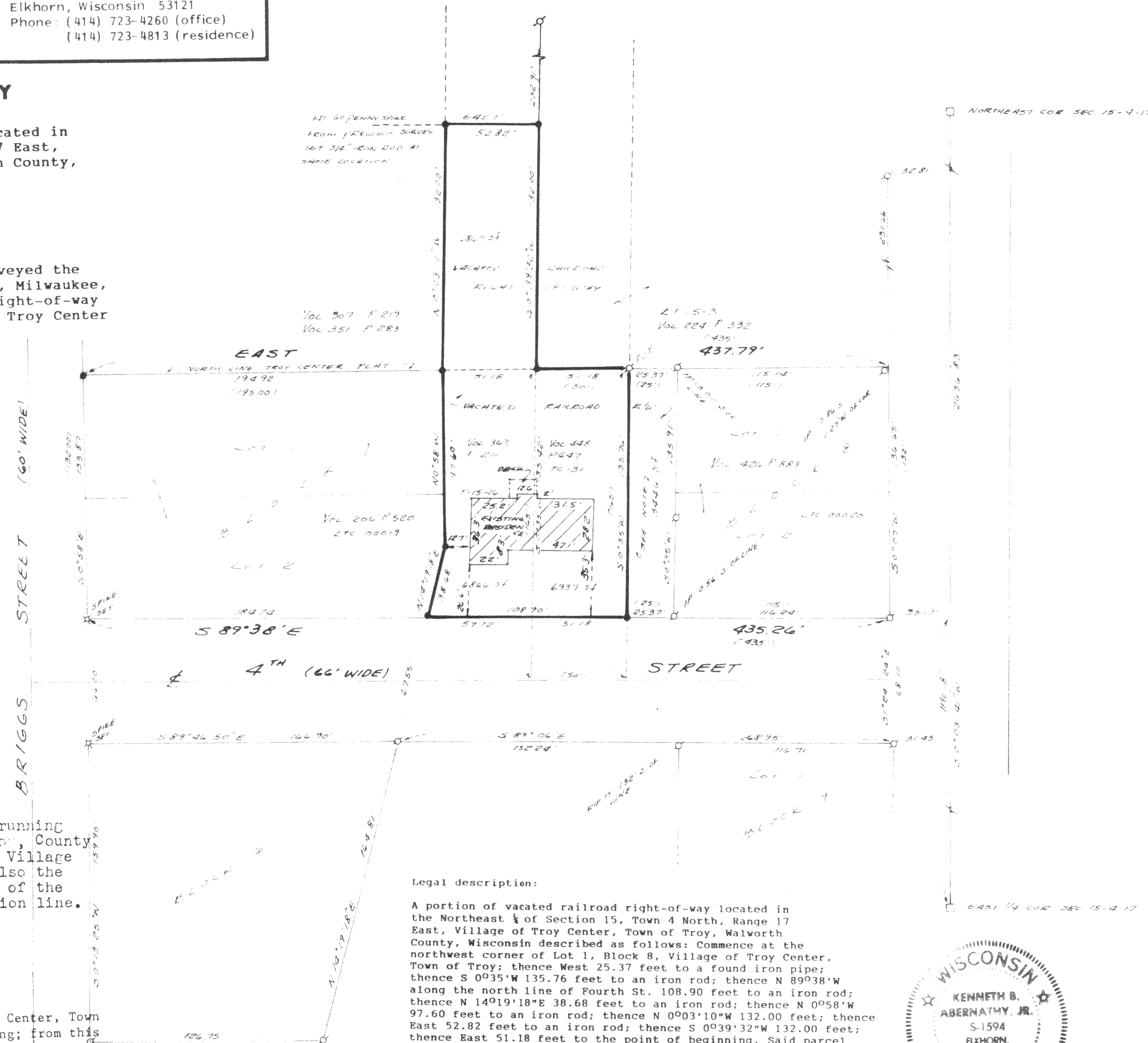
Rt. 3, Box 273  
Elkhorn, Wisconsin 53121  
Phone: (414) 723-4260 (office)  
(414) 723-4813 (residence)

## PLAT OF SURVEY

A portion of vacated railroad right-of-way located in the NE  $\frac{1}{4}$  of Section 15, Town 4 North, Range 17 East, Village of Troy Center, Town of Troy, Walworth County, Wisconsin.

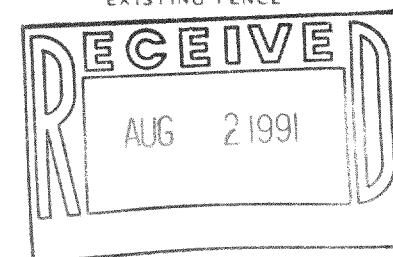
Ordered by: John and Rita Oninski

Note: No deeds were found on record which conveyed the easterly 25 feet of the vacated Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way as originally platted in the Village of Troy Center Plat.



### 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., 1-11/16" DIA.
- (xx) RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 50 FEET

### LEGAL DESCRIPTIONS

QUIT CLAIM DEED Vol 363 P 311 2-12-97

The West one half of the Railroad right of way running North of the Village of Troy Center, Town of Troy, County of Walworth, beginning at Fourth Street in said Village and running to the North line of Section 15. Also the East  $\frac{1}{2}$  of said Right of way from the North line of the property owned by the Town of Troy to said Section line.

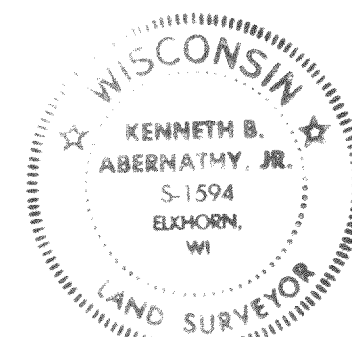
WARRANTY DEED Vol 448 P 647 1-5-89

Beginning at the northwest corner of Lot 1, Block 8, Troy Center, Town of Troy, proceed westerly 25 feet to the point of beginning; from this point, proceed West 50 feet; then South 165 feet; then East 50 feet; then North 165 feet to the point of beginning.

### Legal description:

A portion of vacated railroad right-of-way located in the Northeast  $\frac{1}{4}$  of Section 15, Town 4 North, Range 17 East, Village of Troy Center, Town of Troy, Walworth County, Wisconsin described as follows: Commence at the northwest corner of Lot 1, Block 8, Village of Troy Center, Town of Troy; thence West 25.37 feet to a found iron pipe; thence S 0°35'W 135.76 feet to an iron rod; thence N 89°38'W along the north line of Fourth St. 108.90 feet to an iron rod; thence N 14°19'18"E 38.68 feet to an iron rod; thence N 0°58'W 97.60 feet to an iron rod; thence N 0°03'10"W 132.00 feet; thence East 52.82 feet to an iron rod; thence S 0°39'32"W 132.00 feet; thence East 51.18 feet to the point of beginning. Said parcel contains 0.47 acres of land more or less.

This legal description represents all of tax parcel no. TC-31 and part of T-15-16 and is intended to be a lot line adjustment between these two parcels with the said description to be under TC-31.



"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."

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

Date: JUNE 11, 1989 Job No. 89-604  
REVISED 10/16/89 REVISED 6/12/91

417-285

LTC 00031  
LT 1500016A