

PLAT OF SURVEY

LOTS 8 - 18 INCLUSIVE OF BLOCK "G", LOTS 25 - 35 INCLUSIVE OF BLOCK "G" AND LOT 56 AND 57 OF BLOCK "A" OF NORTH LAKE BEACH TRACT NO. 1, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWN 3 NORTH, RANGE 16 EAST, TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN.

OWNER: BILL BUETTNER
W6931 LAKE SHORE DRIVE
ELKHORN, WI. 53121

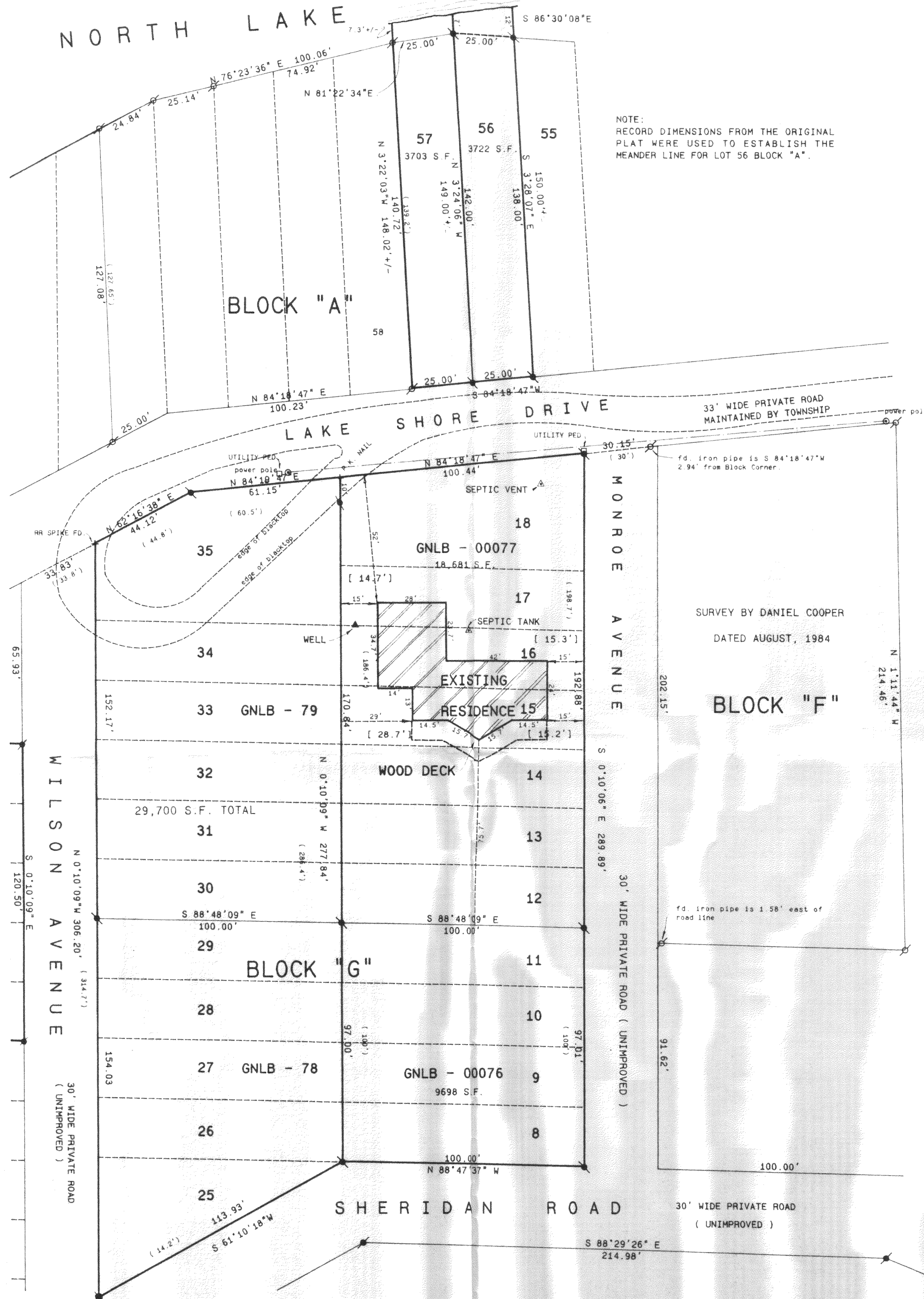
SURVEYOR'S SUMMARY: (FROM ORIGINAL PROJ. NO. 97.204)

NORTH LAKE BEACH TRACT NO. 1 WAS RECORDED ON AUGUST 26, 1924 AND WAS PREPARED BY HENRY H. TUBBS. ACCORDING TO THE OFFICIAL PLAT, "IRON MONUMENTS WERE SET AT ALL EXTERIOR POINTS MARKED "M" UPON SAID PLAT; THAT WOODEN STAKES WERE DRIVEN AT THE CORNER OF EACH LOT AND OUTLOT."

THE IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE SUBDIVISION IS REFERENCED ON THE PLAT. THE RECORD DIMENSION OF 502.5 FROM THE SOUTHWEST CORNER OF SECTION 5 WAS FOUND TO BE SHORT 11.73 FEET AND THIS LINE MEASURED 490.77 FEET. WE FOUND OTHER IRON PIPE FROM A PREVIOUS COOPER SURVEY IN BLOCK "A" WHICH ESTABLISHED THE NORTH LINE OF LAKE SHORE DRIVE AND SUBSTANTIALLY AGREED WITH THE FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE SUBDIVISION. WE ESTABLISHED THE SOUTH LINE OF LAKE SHORE DRIVE BASED UPON THIS PREVIOUS SURVEY AND RECORD DIMENSIONS FROM THE PLAT. WE HELD RECORD DIMENSIONS IN THE EAST - WEST DIRECTION AND USED ANGLE SHOWN ON THE PLAT OF 91°22'. WE ALSO HELD PREVIOUS WORK RELATIVE TO OUTLOT NO. 1 FOR CERTIFIED SURVEY MAP NO. 2690. THE RESULTANT UNDERRUN WAS PRORATED IN A NORTH - SOUTH DIRECTION FOR LOTS IN BLOCK "H" AND BLOCK "G".

IN CONCLUSION WE FIND THAT THE ORIGINAL SUBDIVISION PLAT LACKS FUNDAMENTAL INFORMATION AND SUSTAINED MONUMENTATION FOR ACCURATE RETRACEMENT; THAT SUBSEQUENT SECTION CORNER WORK DOES NOT AGREE WITH THE SUBDIVISION; AND THAT HOLDING EXISTING MONUMENTATION IN THE AREA CAUSES SIGNIFICANT UNDERRUN IN BLOCKS "H" AND "G".

WE BELIEVE THAT WE HAVE RETRACED THIS SURVEY IN PROPER FASHION BUT WOULD SUGGEST THAT AN ASSESSOR'S PLAT OF THIS SUBDIVISION BE PREPARED TO RESOLVE THESE AMBIGUITIES.



NOTE:
RECORD DIMENSIONS FROM THE ORIGINAL
PLAT WERE USED TO ESTABLISH THE
MEANDER LINE FOR LOT 56 BLOCK "A".

RECORDING DATA FOR SUBDIVISION:
VOL. 7 P. 166 AND 167 OF PLATS
CABINET 3 SLIDE 79
DOC. # 246355 DATED 8/26/24

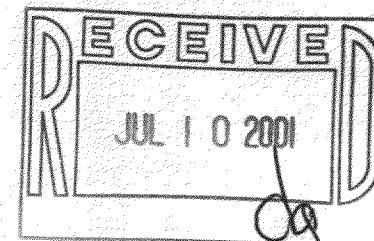
NOTE: SEE PROJECT # 97.204 FOR ADDITIONAL INFORMATION
SEE PROJECT NO. 99.415 ALSO

SCALE 1" = 30 FEET

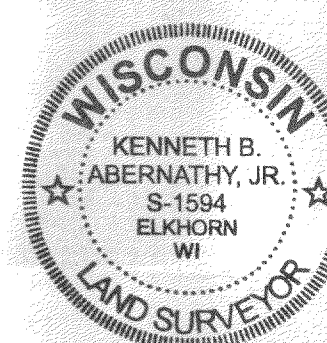
THE WEST LINE OF SECTION 5 WAS
ASSUMED TO BEAR N 0°57'41"W TO MATCH
BEARINGS FOR CERTIFIED SURVEY MAP NO.
2690.

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" = 30 FEET



AS BUILT LOCATION REVISED 6/19/97

[xxx] - INDICATES AS BUILT
RESIDENCE TIES IF DIFFERENT THAN
PROPOSED.

PLAT REVISED FOR SALE PURPOSES 2/21/01

"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, apparent encroachments, 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,
ORIGINAL 8-11-97 S-1594
Date: FEB 21, 2001 Job No. 97.405

316-1302
GNLB-76
GNLB-77
GNLB-78
GNLB-79