

PLAT OF SURVEY

LOTS 10 - 14 INCLUSIVE OF BLOCK "H", LOTS
8 - 18 INCLUSIVE BLOCK "G" AND LOT 56 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.

FOUND 2" DIA. IRON PIPE
BELIEVED TO BE REFERENCED ON
SUBDIVISION PLAT

MEANDER CORNER
SEC. 5-3-16

(fd. conc. mon. with brass cap)

5' WIDE PRIVATE PATH TO LAKE

OWNER: DAVID R. CICA
C/O LOTTIE CICA
7951 S. CORK AVE.
JUSTICE, IL. 60458

ORDERED BY: ROLLING GREEN REALTY

LAKE BEA
BLOCK "H"

SOUTHWEST CORNER
SEC. 5-3-16

fd. conc. monument with brass cap

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

ROAD NOTE:

TOWN OF SUGAR CREEK MAINTAINS
THIS ROAD. SEE TOWN ROAD
RECORDS DATED 6/1/59.

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

SURVEYOR'S SUMMARY:

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."

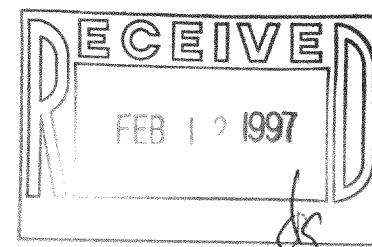
THE IRON PIPE FOUND THE NORTHWEST CORNER OF THE SUBDIVISION IS REFERENCED ON THE PLAT. THE RECORD DIMENSION OF 502.5 FEET FROM THE SOUTHWEST CORNER OF SECTION 5 WAS FOUND TO BE SHORT 11.73 FEET AND THIS LINE MEASURED 490.77 FEET. WE FOUND OUR OTHER IRON PIPE FROM A POINT IN LOT 16 WHICH ESTABLISHED THE NORTH LINE OF LAKE SHORE DRIVE AND SUBSTANTIALLY AGREED WITH THE SURVEY. THEREFORE, WE ADJUSTED THE NORTH LINE OF THE SUBDIVISION. WE ESTABLISHED THE SOUTH LINE OF LAKE SHORE DRIVE BASED UPON THIS PREVIOUS SURVEY AND RECORD DIMENSIONS FROM THE PLAT. WE HAD RECORD DIMENSIONS IN THE EAST - WEST DIRECTION. AN INTERIOR ANGLE OF 81° 22' WAS FOUND ON ONE PLAT. WE ALSO HAD PREVIOUS WORK THAT INDICATED THE CORNER OF LOT 16 WAS LOCATED AT THE END OF THE UNDERPASS WHEN PRORATED IN A NORTH - SOUTH DIRECTION FOR LOTS IN BLOCK "H" AND BLOCK "S".

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.

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., 3/8" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 30 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 thereon, boundary lines, apparent easements, roadways and visible encroachments, if any."

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

Date: FEB 10, 1997 Job No. 97.204

VOL. 13 P. 304 AND 305

DOC. NO. 324704

N 88°29'26" W 560.00'

GNLB-83A
GNLB-77

316-904