

LOTS 6 THRU 18 INCLUSIVE OF BLOCK "F" AND LOTS 47 AND 48 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, TOWNSHIP OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN.

B L O C K " A "

SURVEYOR'S SUMMARY
SEE PROJECT 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 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 480.77 FEET. WE FOUND OTHER IRON PIPES
 ALONG THE SHORELINE OF THE LAKE. THE IRON PIPE FOUND ON THE SHORELINE 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
 IRON PIPE. WE USED AN ALTIMETER TO DETERMINE THE ELEVATION OF THE IRON PIPE TO BE 112.00
 EAST - WEST DIRECTION AND USED ANGLE SHOWN ON THE PLAT OF 91°28'. WE ALSO HAD
 PREVIOUS WORK RELATIVE TO OUTLOT NO. 1 FOR CERTIFIED SURVEY MAP NO. 2690
 THE RESULTANT UNGRAN WAS PROGRATED IN A NORTH SOUTH DIRECTION FOR LOTS IN BLOCK "B" AND

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 UNIFORM 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.

LAKE SHORE DRIVE

B L O C K

SURVEYED BY DANIEL COOPER
DATED AUGUST, 1984

OWNED BY: RICHARD AND SHARON BEHRENS
W6909 WEST LAKE SHORE DR.
ELKHORN, WI. 53121

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

33, 195 S.F. TOTAL

SUPERIOR AVE. 30' wide

108.11'

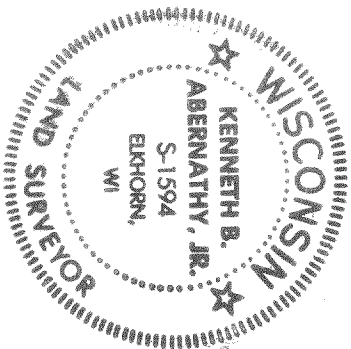
SHERIDAN ROAD

33' WIDE (UNIMPROVED)

SCALE: 1" = 20 FEET

Legend

- ☐ FOUND IRON PIPE
- ☐ FOUND IRON ROD
- ☒ FOUND BRASS CAPPED MONUMENT
- ☒ FOUND CONCRETE MONUMENT
- ☒ CHISEL CUT IN CONCRETE
- ☒ SET IRON ROD 2'x LONG, WEIGHING 1.5 LBS., LINEAL FT. 3.8" DIA
- ☒ SET IRON ROD 30' LONG, WEIGHING 4.5 LBS., LINEAL FT. 1.1176" DIA
- ☒ RECORDED AS DIMENSION
- ☒ EXISTING FENCE



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