LAND-MARK SURVEYING
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PLAT OF SURVEY

UNIT 4 & UNIT 5, LAUDERDALE SHORES CONDOMINIUM, LOCATED IN THE NW 1/4 SECTION 25, TOWN 4 NORTH, RANGE 16 EAST, LAGRANGE TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

OWNERS: JAMES J. NIX
BONNIE NIX
17247 ARROWHEAD DR.
LOCKPORT, IL 60441

ZONED B-2

LUEBKE DRIVE

(22' WIDE)

(107.83')
S 84°45'33" W 107.94' **BASIS FOR BEARINGS**
53.38' (53.24')
26.20' (26.22')
18.34' (18.35')
10.02' (10.02')

FD. RR SPK
S 00°23'03" E 0.20'
FROM TRUE CORNER

ASPHALT
PAVEMENT

(UNIT 6)

UNIT 5
1826 SF

UNIT 4
1716 SF

24.7'
(71.05')
71.08'

SEWER COVER

1.8'

SCALE: 1" = 10 FEET

5.5'
6.2'
DECK
13.8'
12.2'
3.3'
5.6'
SHED
6.0'
16.4'
1.9'
2.0'
5.0'

(S 09° E 73.57')
S 09°02'42" E 73.57'

EXISTING CABIN

(N 00°22' W 68.71')
N 00°23'03" W 68.77'

EXISTING CABIN

34.5'
5.1'
4.9'
34.5'
17.8'
(S 00°25'53" E)
S 00°23'52" E
17.8'
4.7'
16.2'
16.4'
5.1'
4.9'

ASPHALT PAVEMENT

52.8' AVE. SETBACK LINE

26.22'
26.12' (26.21')
29.34' (29.25')

N 89°48'24" E 55.46'
(N 89°53' 55.46')

PAVEMENT ENCROACHES 0.8'

55.9'

COMMON AREA

RECEIVED
SEP 25 2008
SMF

NOTE:
BUILDING ON UNITS 6 & 7 SHOREYARD SETBACK IS 52.3' AND BUILDING ON UNIT 3 SHOREYARD SETBACK IS 53.4'. THIS GIVES THE BUILDING ON UNIT 4 & 5 AN AVERAGE SETBACK OF 52.8'.

"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 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."

WISCONSIN
MARK L. MIRITZ
S-2582
WHITEWATER, WI
LAND SURVEYOR

LEGEND

- SET P.K. NAIL
- FOUND RAILROAD SPIKE
- (x x) RECORDED AS DIMENSION
- —x—x— EXISTING FENCE

GREEN LAKE

Mark L. Miritz

MARK L. MIRITZ
WISCONSIN REGISTERED
LAND SURVEYOR S-2582

DATE: AUGUST 8, 2008 **JOB NO.** 08.707

HLAS-4 HLAS-5

Wo-23602