

NOTES:

- BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 14, WHICH WAS TAKEN TO BEAR S 12°50'08" W, AS SHOWN ON PLAT OF SURVEY DONE BY MARK L. MIRITZ DATED AUGUST 6, 2016.
- SECTION LINE TIE COMPUTED PER MIRITZ SURVEY.
- UNRECORDED PLAT OF LOTS 13, 14, CARRIAGE LOTS, AND UNNAMED RIGHT OF WAY SHOWN ON PLAT OF SURVEY BY D. COOPER DATED 8-9-1986.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR. IT IS RECOMMENDED THAT THE ZONING ADMINISTRATOR FOR THE MUNICIPALITY APPROVE OR SET THE O.H.W.M. ELEVATION.
- PROPERTY LABELS ARE PER THE UNRECORDED PLAT OF OF CARSWELL PARK AS ON RECORD IN THE WALWORTH COUNTY SURVEYORS OFFICE.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55127C0065D, MAP REVISED OCTOBER 2, 2009. FLOODPLAIN ELEVATION DETERMINED FROM FEMA INSURANCE STILL WATER ELEVATION CHART 1% FLOOD CHANCE ELEV = 885.6

PARCEL AREA

PARCEL	TO O.H.W.M.	TO MEANDER
GROSS	14,132 S.F.±	9,401 S.F.
	0.32 ACRES±	0.216 ACRES
BLOCK 1	5,310 S.F.±	4,043 S.F.
	0.122 ACRES±	0.093 ACRES
LOT 13	3,647 S.F.±	1,043 S.F.
	0.084 ACRES±	0.024 ACRES
LOT 14	5,175 S.F.±	4,317 S.F.
	0.119 ACRES±	0.099 ACRES

LEGAL DESCRIPTION PER ALTA OWNER'S POLICY NO. WA-21834 DATED OCTOBER 5, 2022

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE NORTH EAST ONE-QUARTER (1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FOUR (4) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF LAGRANGE, COUNTY OF WALWORTH, STATE OF WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: FROM AN IRON STAKE THAT IS WITNESSED BY A SPIKE IN THE ROOT OF A WHITE OAK TREE, NORTHERLY 7 FEET, AND A SPIKE IN A SECOND WHITE OAK TREE, WESTERLY 20 FEET, AND SAID IRON STAKE BEING 182 FEET NORTH AND 297.5 FEET EAST OF THE NORTH WEST CORNER OF LOT ONE (1), IN BLOCK ONE (1) OF THE PLAT OF CARSWELLS PARK WHICH PLAT IS ON RECORD IN THE REGISTER OF DEEDS OFFICE IN AND FOR SAID COUNTY IN VOLUME 5 OF PLATS ON PAGE 118, GO NORTH 42 DEGREES 15 MINUTES WEST 147.5 FEET TO AN IRON STAKE ON THE NORTHERLY LINE OF THE DRIVE; THENCE NORTH 23 DEGREES 15 MINUTES WEST 54 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 23 DEGREES 15 MINUTES WEST 50 FEET TO AN IRON STAKE ON THE SHORE OF MIDDLE LAKE; THENCE FOLLOWED SOUTHWESTERLY ALONG THE SHORE 53 FEET MORE OR LESS TO AN IRON STAKE; THENCE EASTERLY 44 FEET TO THE PLACE OF BEGINNING.

ALSO STARTING FROM A SPECIFIED STAKE, WHICH IS LOCATED 520 FEET FROM THE SOUTH WEST CORNER OF BLOCK ONE (1) OF CARSWELLS PARK AS PLATTED AND RECORDED IN THE REGISTER OF DEEDS OFFICE, AT ELKHORN WALWORTH COUNTY, WISCONSIN, THIS STAKE BEING MEASURED EASTERLY 270 FEET ALONG THE SHORE OF LAUDERDALE LAKE; THENCE NORTHERLY 250 FEET TO SAID SPECIFIED STAKE, NOW COMMENCING FROM AN IRON STAKE 131 1/2 FEET NORTHWESTERLY FROM THE ABOVE SPECIFIED STAKE; THENCE NORTHERLY 115 FEET TO AN IRON STAKE; THENCE WESTERLY 50 FEET ALONG THE SHORE TO AN IRON STAKE; THENCE SOUTHERLY 104 FEET TO AN IRON STAKE; THENCE EASTERLY 30 FEET TO THE PLACE OF BEGINNING.

AND

A PARCEL OF LAND LOCATED IN THE REDIVISION OF BLOCK 1 OF CARSWELLS PARK AS SHOWN ON A PLAT BY WILLIAM CHILD, COUNTY SURVEYOR, DATED AUGUST 17, 1929 AND SEPTEMBER 21, 1929, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, COUNTY OF WALWORTH, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 52 MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 870.21 FEET TO A MEANDER CORNER; THENCE NORTH 48 DEGREES 13 MINUTES 33 SECONDS EAST 2371.88 FEET TO A SPECIFIED STAKE AS SHOWN ON SAID PLAT BY WILLIAM CHILD; THENCE NORTH 45 DEGREES 36 MINUTES 14 SECONDS WEST 146.97 FEET TO A FOUND IRON ROD AND THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 29 MINUTES 19 SECONDS EAST 56.60 FEET TO A FOUND P.K. NAIL; THENCE NORTH 87 DEGREES 00 MINUTES 12 SECONDS WEST 34.01 FEET TO A FOUND IRON ROD ON A MEANDER LINE; THENCE CONTINUE NORTH 87 DEGREES 00 MINUTES 12 SECONDS WEST 2.80 FEET TO THE SHORE OF TURTLE COVE; THENCE NORTHWESTERLY ALONG THE SHORE OF TURTLE COVE 95 FEET MORE OR LESS TO A POINT THAT IS SOUTH 66 DEGREES 45 MINUTES 18 SECONDS WEST 3.00 FEET FROM A SET IRON ROD; THENCE NORTH 66 DEGREES 45 MINUTES 18 SECONDS EAST 3.00 FEET TO A SET IRON ROD ON A MEANDER LINE, WHICH IS NORTH 32 DEGREES 18 MINUTES 45 SECONDS WEST 95.56 FEET FROM THE PREVIOUSLY MENTIONED MEANDER CORNER; THENCE CONTINUE NORTH 66 DEGREES 45 MINUTES 18 SECONDS EAST 57.09 FEET TO A POINT; THENCE SOUTH 23 DEGREES 15 MINUTES 00 SECONDS EAST 54.00 FEET TO A FOUND IRON ROD WHICH IS THE POINT OF BEGINNING.

TAX KEY NO. HCA 00012 ADDRESS: W5316 LOST NATION ROAD ELKHORN, WI 5312

SCHEDULE B-11 EXCEPTION NOTES:

1. STANDARD SURVEY EXCEPTIONS

2. NOT SURVEY RELATED

3. STANDARD SURVEY EXCEPTIONS

4. NOT SURVEY RELATED

5.-8. STANDARD SURVEY EXCEPTIONS

9. NOT SURVEY RELATED

10. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. - LOST NATION ROAD AS SHOWN

11. STANDARD SURVEY EXCEPTIONS

12. STANDARD SURVEY EXCEPTIONS

13. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AS CONTAINED IN INSTRUMENT RECORDED AUGUST 27, 1976 IN VOLUME 168 OF RECORDS, ON PAGE 466, AS DOCUMENT NO. 08507. - BLANKET POLE LINE EASEMENT - DOES NOT EFFECT SUBJECT LOT

14. POSSIBLE FUTURE ASSESSMENTS UNDER RESOLUTION ESTABLISHING THE LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT ADOPTED FEBRUARY 12, 1991 FILED FEBRUARY 25, 1991 AS DOCUMENT NO. 207535. - Q OF LOST NATION ROAD

TABLE A NOTES:

1. MONUMENTS PLACED OR FOUND ON SITE (AS SHOWN)

2. ADDRESS OF THE SURVEY PROPERTY IS W5316 LOST NATION ROAD, LAGRANGE, WI 53121.

3. FLOOD ZONE CLASSIFICATION PER FEMA FIRMETTE MAP NO. 55127C0065D ZONE "AE"

6a. IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (NONE PROVIDED)

8. SUBSTANTIAL VISIBLE FEATURES (AS SHOWN)

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS. (NONE OBSERVED)

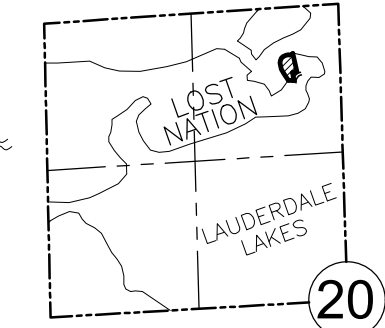
18. WETLANDS (NO MARKERS OBSERVED)

20. CLIENT REQUEST ABOUT GIS DISCREPANCY: BOUNDARY SURVEY BY M. MIRITZ DATED 8/6/2016 OF LANDS THAT ARE DESCRIBED IN THE THIRD PARAGRAPH OF THE LEGAL DESCRIPTION ACCOUNTS FOR THE LANDS NOT ACCURATELY SHOWN BY GIS ON THE WEST PROPERTY LINE. THE EAST ADJOINER HOME SIDE YARD ENCROACHMENT PER GIS DOES NOT EXIST AS WELL. THE EAST LINE OF THIS SURVEY IS BASED ON D. COOPER SURVEY DATED 8/9/1986 WHICH SHOWS THE HOUSE AND FENCE AS THIS SURVEY ALSO DEPICTS.

ALTA/NSPS LAND TITLE SURVEY

BEING PART OF BLOCK 1 OF CARSWELL PARK BEING LOTS 13 & 14, PART OF CARRIAGE LOTS, AND PART OF AN UNNAMED RIGHT OF WAY BEING PART OF AN UNRECORDED PLAT IN THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, LAGRANGE TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

VICINITY MAP



NE 1/4 SEC. 35-04-16
1"=1320'

TURTLE COVE

BENCHMARK: CP SPIKE
NAIL=885.55'

FEMA FLOODPLAIN
ELEVATION 885.6

APPROXIMATE O.H.W.M.
ELEV = 884.65

LEGEND

- FOUND 1" IRON PIPE OR NOTED FOUND IRON ROD
- FOUND PK
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS./FT.
- WELL
- SEPTIC VENT
- SEPTIC CLEANOUT
- WATER
- UTILITY POLE
- GUY WIRE
- CHAINLINK FENCE
- VENT
- DECID. TREE WITH TRUNK DIA.
- CON. TREE WITH TRUNK DIA.
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- CONTROL POINT BENCHMARK



SURVEYOR'S CERTIFICATE

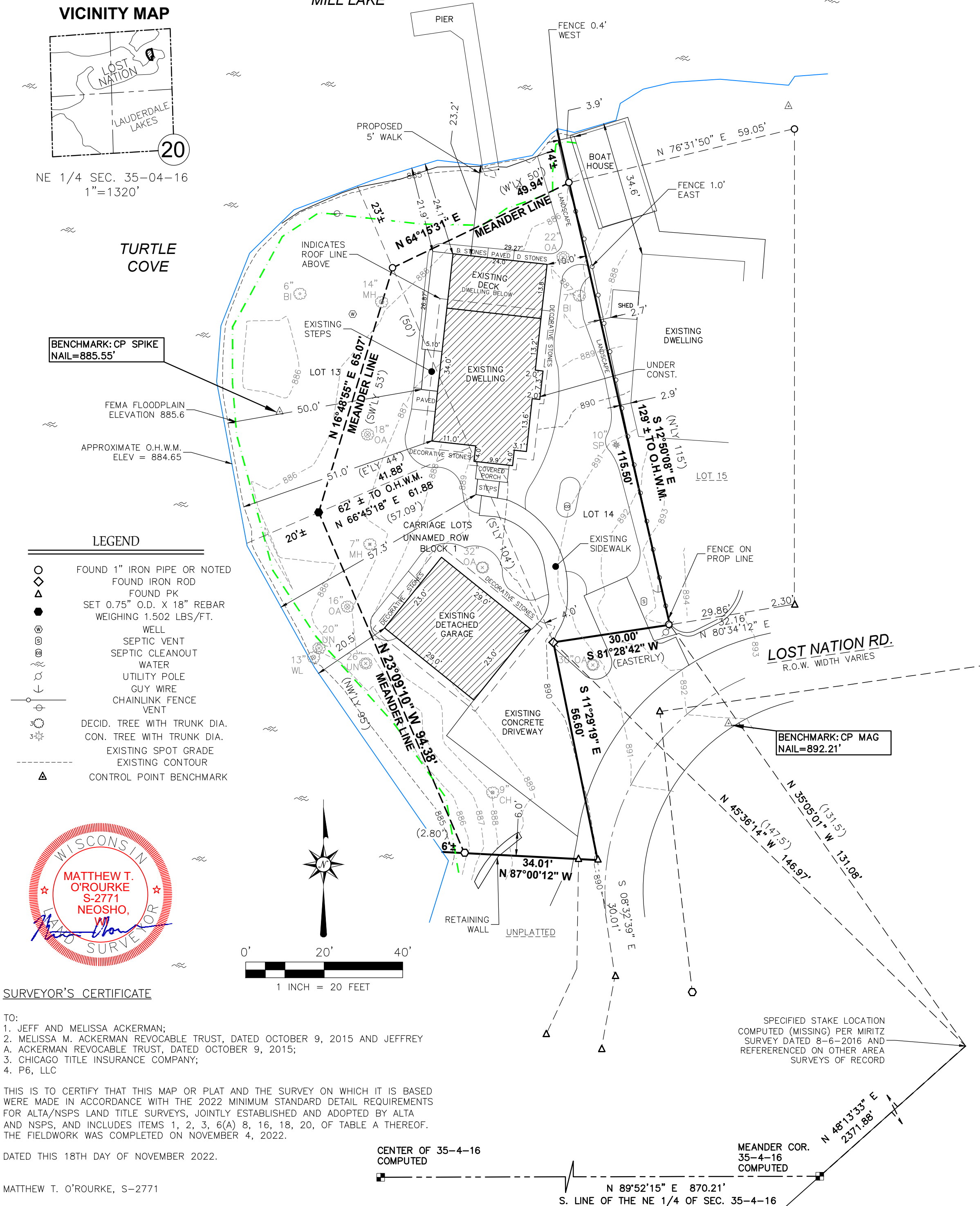
- TO:
- JEFF AND MELISSA ACKERMAN;
 - MELISSA M. ACKERMAN REVOCABLE TRUST, DATED OCTOBER 9, 2015 AND JEFFREY A. ACKERMAN REVOCABLE TRUST, DATED OCTOBER 9, 2015;
 - CHICAGO TITLE INSURANCE COMPANY;
 - P6, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 6(A) 8, 16, 18, 20, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 4, 2022.

DATED THIS 18TH DAY OF NOVEMBER 2022.

MATTHEW T. O'ROURKE, S-2771

MILL LAKE



REV.	REV.	REV.	REV.	REV.	REV.
W5316 LOST NATION RD. LAGRANGE, WI 53121	CHECKED BY JIL	MTD	CLIENT JEFFERY & MELISSA ACKERMAN	PROJECT BOUNDARY	DATE 11/18/2020
			LAYOUT ALTA/NSPS LAND TITLE SURVEY	DRAWING 22303_SURVEY.DWG	JOB NO. 22303
					SHEET 1 OF 1