

LAND-MARK SURVEYING

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PLAT OF SURVEY

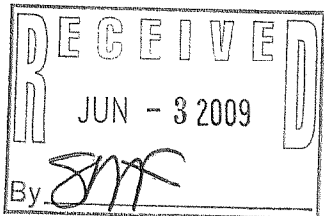
OUTLOT NO. 105 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF FONTANA-ON-GENEVA LAKE, ACCORDING TO THE PLAT THEROF ON RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN.

A PARCEL OF LAND ADJOINING LOTS 120 AND 121 OF UNIT 2 OF COUNTRY CLUB ESTATES, WHICH SUBDIVISION IS LOCATED IN SECTIONS 14 AND 23 OF TOWN 1 NORTH, RANGE 16 EAST OF WALWORTH COUNTY, WISCONSIN, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 121; THENCE WESTERLY ON A LINE THAT IS A CONTINUATION OF THE NORTH LINE OF SAID LOT 121 A DISTANCE OF 106.00 FEET; THENCE SOUTHERLY TO THE MOST WESTERLY CORNER OF LOT 120 A DISTANCE OF 125.00 FEET; THENCE N 81°25' E ALONG SAID LOT 120, 90.2 FEET; THENCE N 5°47' E 100.0 FEET ALONG LOT 121 TO THE PLACE BEGINNING.

SURVEYOR'S NOTES:

THE LEGAL DESCRIPTION FOR OUTLOT 105 AS FOUND IN THE ASSESSOR'S PLAT FOR THE VILLAGE OF FONTANA DOES NOT MEET MINIMUM STANDARDS FOR CLOSURE. THE QUALIFIER IN THE NORTH LINE (FIRST CALL) "THENCE WESTERLY ON A LINE THAT IS A CONTINUATION OF THE NORTH LINE OF SAID LOT 121" CREATES A BEARING FOR THE DISTANCE OF 106'. THE WEST LINE (SECOND CALL) HAS A QUALIFIER THAT CALLS "TO THE MOST WESTERLY CORNER OF LOT 120". THAT CREATES A MATHEMATICAL DISTANCE OF 113.25' AND THE RECORD IS 125'. I BELIEVE THE ERROR IN THE ASSESSOR'S PLAT IS IN THE WEST LINE (SECOND CALL). LLOYD L. JENSEN WAS THE SURVEYOR FOR THE ASSESSOR'S PLAT RECORDED JUNE 18, 1936. THREE YEARS PRIOR ON OCT. 30, 1933, LLOYD L. JENSEN DID A PLAT OF SURVEY FOR SAME PARCEL. THE LEGAL DESCRIPTION IS THE SAME AS THE DESCRIPTION FOR OUTLOT 105, EXCEPT THE WEST LINE WAS CALLED "S 3°00' E 113.23'", WHICH AGREES WITH THE MATHEMATICAL DISTANCE.

COUNTRY CLUB ESTATES ADDITION "K" WAS RECORDED JULY 20, 1990. I BELIEVE THE SUBDIVISION WAS CREATED USING DOCUMENTS OF RECORD AND WITHOUT FIELD CONFIRMATION. I DISCOVERED DOUBLE MONUMENTS AT POINTS "A, B & C". THE 1 1/4" FOUND RODS ARE CONSISTENT WITH THE LEGEND OF COUNTRY CLUB ESTATES ADDITION "K". COUNTRY CLUB ESTATES UNIT NO. 2 RECORDED MAY 8, 1928 SET WOOD STAKES AT THE LOT CORNERS. I FOUND MONUMENTS AT THE CORNERS SHOWN ON THIS PLAT, THAT MATCH PLAT OF SURVEYS (LISTED ON RESPECTIVE LOTS). THE LEGAL DESCRIPTION FOR COUNTRY CLUB ESTATES ADDITION "K" CALLS FOR LOT CORNERS AT POINTS "A, B & C" AND MUTUAL BOUNDARY LINES WITH COUNTRY CLUB ESTATES UNIT NO. 2. COUNTRY CLUB ADDITION "K" LEGAL DESCRIPTION ALSO CALLS FOR THE NORTH & WEST SIDE OF OUTLOT 105. I ACCEPTED THE FOUND MONUMENTS FROM COUNTRY CLUB ESTATES UNIT NO. 2, AND USED THEM AS A BASIS FOR THE DETERMINATION OF THE BOUNDARY OF OUTLOT 105. I REJECTED THE FOUND MONUMENTS SET ON THE EAST SIDE OF FONTAINE COURT (POINTS "D & E") SET BY PETE L. BAILEY (FOUND IRON ROD HAS PLASTIC STAMP WITH BAILEY'S REGISTRATION NO.). THE WEST LINE OF OUTLOT 105 IS THE EAST LINE OF FONTAINE COURT.



LOT 12
COUNTRY CLUB
ESTATES ADD. "K"

POINT "D"
FOUND IRON ROD
WITH BAILEY'S CAP
N 85°49'05" W 2.47'
FROM SET IRON ROD

POINT "A"
FOUND 1 1/4" IRON ROD
S 80°40'16" W 2.21' OF
FOUND CONCRETE MONUMENT

FONTAINE COURT
(50' WIDE)

POINT "E"
FOUND IRON ROD
S 87°05'42" W 2.96'
FROM SET IRON ROD

OUTLOT 105
10,364 SQ. FT.

N 81°25'00" E 90.20'
UTILITY PEDESTALS

LOT 120

LOT 121

LOT 122

LOT 123

ROBERT M. BAERENWALD SURVEY
DATED 9-5-1987

GEORGE T. DUNHAM SURVEY
DATED 8-25-1987

H.E. JOHNSON SURVEY
OF LOTS 124-126
DATED 4-25-1949



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD 1 1/4"
- FOUND IRON ROD 1/2 TO 3/4"
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION

SCALE: 1 INCH = 20 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 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."

MARK L. MIRITZ
WISCONSIN REGISTERED
LAND SURVEYOR S-2582

DATE: MARCH 19, 2009 JOB NO. 09.301

STEV-1160

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