

PLAT OF SURVEY

LOT 2 OF BLOCK 8 OF
CITIZENS ADDITION TO THE
VILLAGE OF SHARON,
WALWORTH COUNTY, WISCONSIN.

OWNERS: JAMES IRA STAFFORD III
LINDA ELLEN STAFFORD
178 MARTIN ST.
P. O. BOX 601
SHARON, WI. 53585

CENTER OF SEC. 33-1-15

LOT 1

GEORGE DUNHAM SURVEY DATED
APRIL 25, 1974

HAROLD KOLB SURVEY DATED MAY
31, 1974

DECK AND RAILROAD RETAINING WALL
ENCROACH

RESIDENCE

VNI 227 P 115 DOC NO 43257

N 88°15'14" E 230.13'

GEORGE DUNHAM SURVEY LINE

AREA IN DISPUTE

2280 S.F.

CENTERLINE MAIN TRACK OF C. & NW RR.

LOT 2
23,048 S.F.

GEORGE DUNHAM SURVEY DATED
NOVEMBER 10, 1988

VOL. 571 P. 462 DOC. NO. 234309

1 ROD WIDE RIGHT-OF-WAY

WOOD FENCE ON LINE 7 181.14'

S 88°13'30" W 297.00'
(S 88°13'30" W 297.00')

LOT 3

SURVEYOR'S COMMENTARY

THIS SURVEY RETRACES A PREVIOUS PLAT OF SURVEY BY GEORGE DUNHAM DATED NOVEMBER 1988 OF LOT 1 SUBJECT PROPERTY. THERE ARE PLATS OF SURVEY PREPARED FOR LOT 1 BY BOTH GEORGE DUNHAM AND HAROLD KOLB. THESE SURVEYS DISAGREE WITH RESPECT TO THE SOUTH LINE OF THE LOT 1. MR. KOLB PURPORTS TO HAVE FOUND BRICKWORK MARKS CALLED OUT ON THE ORIGINAL PLAT OF CITIZENS ADDITION AND REPLACED THEM WITH IRON PIPE. IN MY OPINION, MR. KOLBS METHOD IS INCORRECT BECAUSE IT SKEWS THE LINE TO FAR TO THE SOUTH AT THE THE EAST END OF LOT 1. MR. DUNHAMS SURVEY LINE AGREES WITH EXISTING MONUMENTATION AND SURVEYS OF RECORD TO THE SOUTH AND RUNS THE SOUTH LINE MORE PARALLEL WITH THE EAST- WEST 1/4 SECTION LINE AS IS CALLED FOR IN THE VOL. 227 AS PAGE 115 AS DOCUMENT NO. 432577 WHICH IS THE LEGAL DESCRIPTION FOR LOT 1. THEREFORE, I AGREE WITH THE GEORGE DUNHAM SURVEYS OF BOTH LOTS 1 AND 2.

SOUTH 1/4 CORNER SEC. 33-1-15

NORTH - SOUTH 1/4 SECTION LINE

N 0°00'30"E 2653.25'

(NORTH 82.50')

L

LOT 1

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APRIL 25, 1974
HAROLD KOLB SURVEY DATED MAY
31, 1974

DECK AND RAILROAD RETAINING WALL
ENCROACH

RESIDENCE

VOL. 227 P. 115 DOC. NO. 43297

(N 88° 13' 30" E 230.13')

N 88° 15' 14" E 230.13'

GEORGE DUNHAM SURVEY LINE

150.09'

AREA IN DISPUTE
2280 S.F. +

KOLB SURVEY LINE (see comments
below)

(S 86° 26' 48" E 78.42')

78.36'

S 55° 21' 00" E

NO PIPE FOUND AT TERMINUS OF KOLB
LINE

LOT 2

GEORGE DUNHAM SURVEY DATED
NOVEMBER 10, 1988

23,048 S.F.

VOL. 571 P. 462 DOC. NO. 234309

(N 88° 13' 30" E 297.00')

(S 88° 13' 30" W 297.00')

LOT 3

1 ROD WIDE RIGHT-OF-WAY

WOOD FENCE

ON LINE

181.14'

BEARING BASIS FOR THIS PLAT ASSUMED FROM PREVIOUS DUNHAM SURVEY

SURVEYOR'S COMMENTARY

THIS SURVEY RETRACES A PREVIOUS PLAT OF SURVEY BY GEORGE DUNHAM DATED NOVEMBER 10, 1988 OF THE SUBJECT PROPERTY. THERE ARE PLATS OF SURVEY PREPARED FOR LOT 1 BY BOTH GEORGE DUNHAM AND HAROLD KOLB, THESE SURVEYS DISAGREE WITH RESPECT TO THE SOUTH LINE OF THE LOT 1. MR. KOLB PURPORTS TO HAVE FOUND BRICKS WHICH WERE

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, 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.
 (xx) RECORDED AS DIMENSION
 ———— X ———— EXISTING FENCE

SCALE: 1" = 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.

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR
REVISED: 11/20/98
Date: 8-18-95 S-1594
Job No. 95.80

Date: 8-18-95 Job No. 95.805