

LAND-MARK SURVEYING

Mark L. Miritz

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PLAT OF SURVEY

LEGAL DESCRIPTION FROM WARRANTY DEED DOCUMENT NO. 812567 WALWORTH COUNTY REGISTER OF DEEDS

THAT PART OF LOT 1 IN BONNIE BRAE, A SUBDIVISION OF PARTS OF SECTIONS 3 AND 4 IN TOWN 1 NORTH, RANGE 17 EAST, LINN TOWNSHIP, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 4 FEET EAST AND 4 FEET SOUTH OF TWO BARRE GRANITE MONUMENTS; THENCE N 00°42'00" E ON THE EAST LINE OF SAID LOT 1, 616.5 FEET TO A POINT 4 FEET NORTH AND 4 FEET WEST OF TWO BARRE GRANITE MONUMENTS; THENCE N 00°42'00" E 284.00 FEET TO A 1/4 INCH IRON PIPE ON THE CENTERLINE OF ROAD; THENCE S 67°00'00" W 161.4 FEET TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF ROAD; THENCE S 00°42'00" W 837.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE S 89°50'00" E 150.00 FEET TO THE POINT OF BEGINNING.

SITE ADDRESS: N2308 BONNIE BRAE

TAX NO. IF 00001A1

OWNER: BONNY BRAE PARTNERS, LLC

THE EAST LINE OF LOT 1 OF THE  
POLLY SUBD. WAS ASSUMED TO  
BEAR N 00°42'00" E  
VERTICAL DATUM: NATIONAL GEODETIC  
VERTICAL DATUM OF 1929

PART OF LOT 1  
TAX KEY NO. IBB 00004

POINT 4' NORTH & 4'  
WEST OF BARRE  
GRANITE MONUMENTS

BENCHMARK  
TOP OF BARRE GRANITE ELEV= 614.57

SURVEYOR'S NOTE:

A PREVIOUS SURVEY BY WILLIAM J. VANDERSTAPPEN DATED MARCH 16, 2011 CALLED A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF TAX KEY NO. IBB 00004 TO BE 2.23' WEST OF THE CORNER. I BELIEVE THAT FOUND RAILROAD SPIKE IS THE NORTHWEST CORNER. THE LEGAL DESCRIPTION DOES NOT MEET WISCONSIN MINIMUM STANDARDS FOR CLOSURE. I BELIEVE THE INTENT OF THE LEGAL DESCRIPTION WAS TO HAVE PARALLEL LINES NORTH-SOUTH WITH A LOT WIDTH OF 150 FEET. FOUND IRON RODS ON THE WEST LINE SUPPORT ACCEPTING THE RAILROAD SPIKE AS THE NORTHWEST CORNER. PREVIOUS SURVEYS TO THE WEST SUPPORT THIS AS WELL.

LEGEND

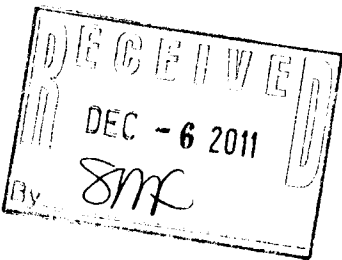
- PINE TREE TRUNK MEASURED IN INCHES TWO FEET ABOVE GROUND
- TREE DIAMETER MEASURED IN INCHES TWO FEET ABOVE GROUND
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BARRE GRANITE MONUMENT
- FOUND RAIL ROAD SPIKE
- RECORDED AS DIMENSION
- EXISTING SPLIT RAIL FENCE

SCALE: 1 INCH = 30 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  
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WISCONSIN REGISTERED  
LAND SURVEYOR S-2582

DATE: APRIL 19, 2011 JOB NO. 11.403 GAR



BENCHMARK  
TOP OF BARRE GRANITE ELEV= 614.57

LOT 1 OF THE FOLLY

183-4

117-3352