

LAND-MARK SURVEYING
Mark L. Miritz
Wisconsin Registered Land Surveyor S-2582

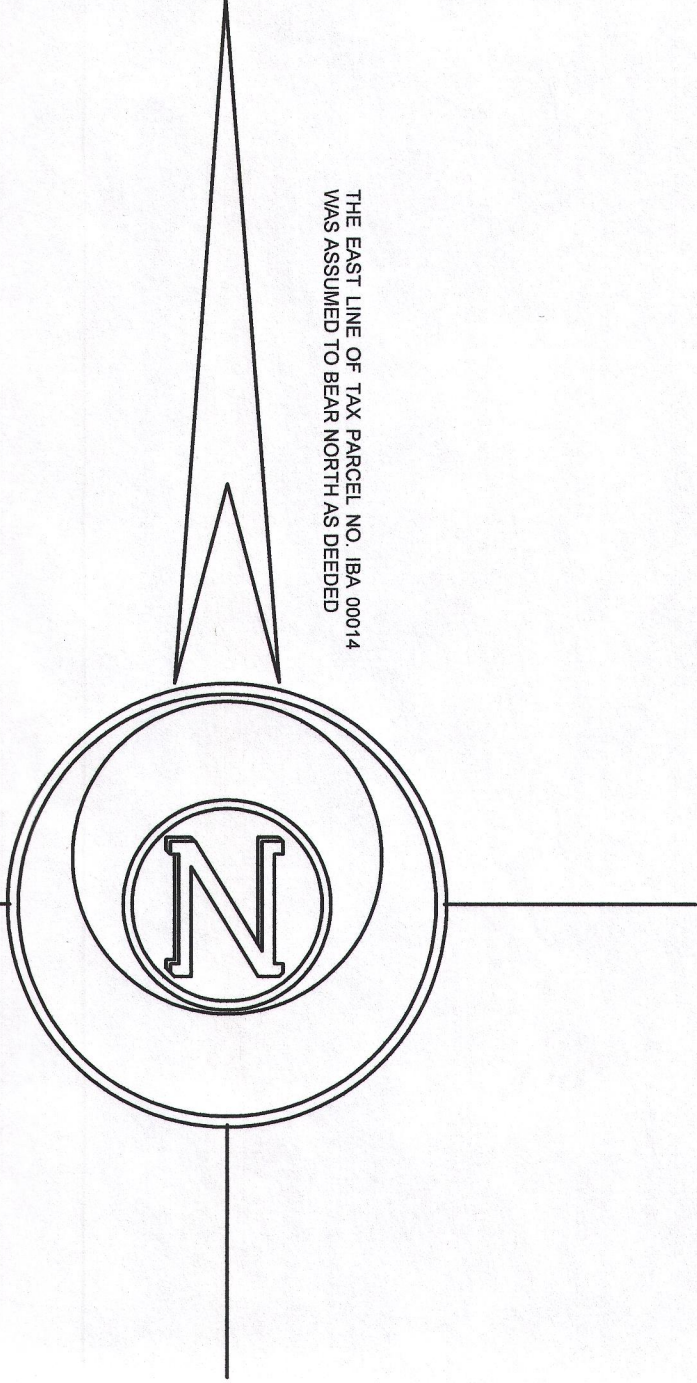
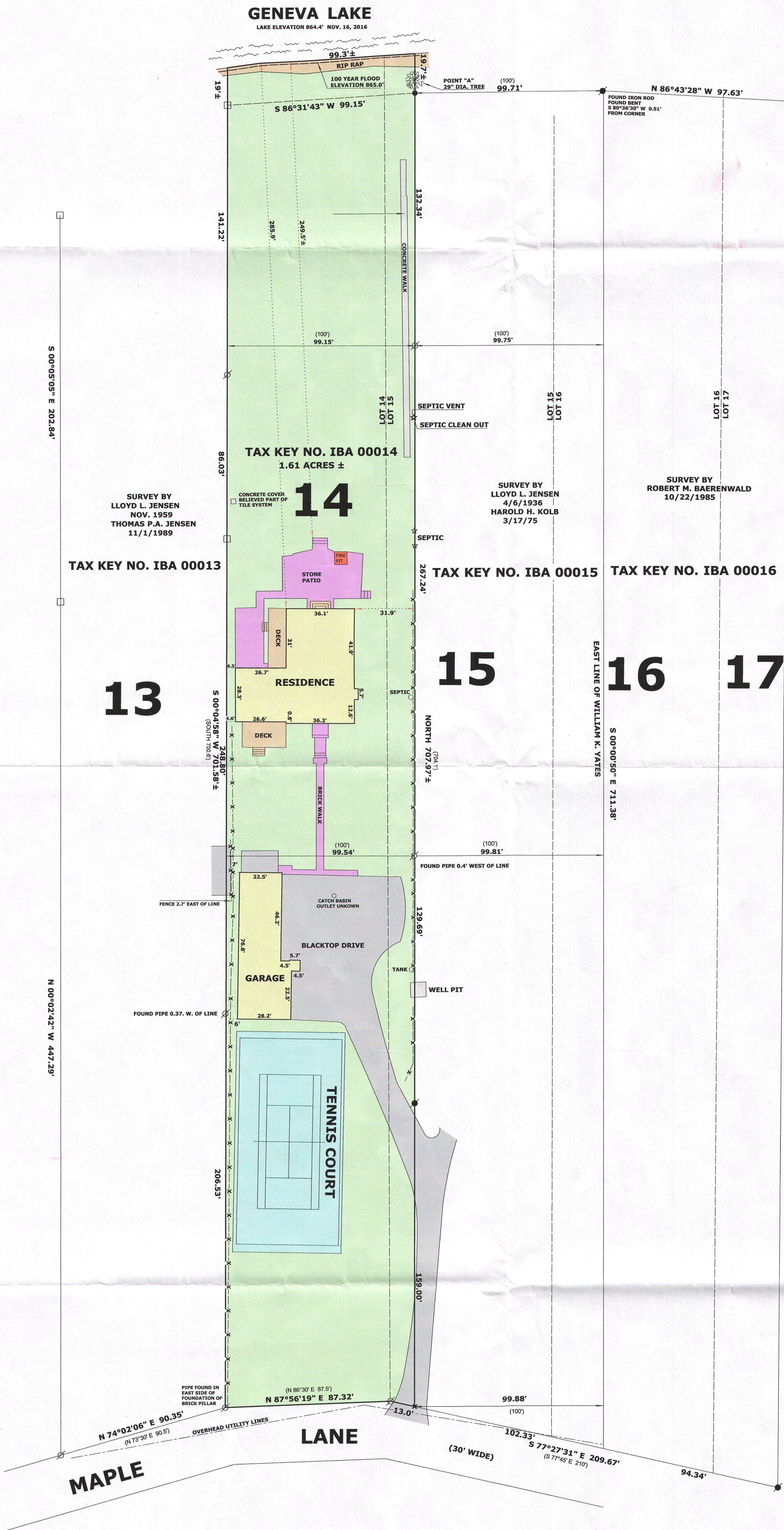
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LAND-MARKSURVEYING.COM

PLAT OF SURVEY

LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 916100699

LOT 14 AND THAT PART OF LOT 15 OF THE BIRCHES SUBDIVISION, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF THE BIRCHES SUBDIVISION LOCATED IN SECTION 10, TOWN 1 NORTH, RANGE 17 EAST;
THENCE NORTH 86 DEGREES 30 MINUTES EAST 87.5 FEET TO THE SOUTHEAST CORNER OF LOT 14; THENCE SOUTH 77 DEGREES 45 MINUTES EAST
ALONG THE SOUTHERLY LINE OF LOT 15, OF SAID SUBDIVISION 13.0 FEET TO AN IRON PIPE; THENCE NORTH IN A LINE PARALLEL TO AND 100.00
FEET DISTANCE FROM THE EAST LINE OF SAID LOT 13 MEASURED AT RIGHT ANGLES, 692.4 FEET TO AN IRON PIPE; THENCE CONTINUING IN THE
SAME COURSE 11.7 FEET TO THE SHORE OF GENEVA LAKE; THENCE WESTERLY ALONG THE SHORE TO THE NORTHEAST CORNER OF SAID LOT 13;
THENCE SOUTH IN THE EAST LINE OF SAID LOT 13, 19.0 FEET TO AN IRON PIPE; THENCE CONTINUING IN THE SAME LINE 681.6 FEET TO THE
PLACE OF BEGINNING.

ORDERED BY:
MARK LARKIN
KEEFE REAL ESTATE
751 GENEVA PARKWAY
LAKE GENEVA, WI 53147



- LEGEND
- FOUND IRON PIPE
 - FOUND IRON ROD
 - FOUND CONCRETE MONUMENT
 - SET P.K. NAIL
 - SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
 - RECORDED AS DIMENSION
 - EXISTING FENCE

SCALE: 1 INCH = 30 FEET

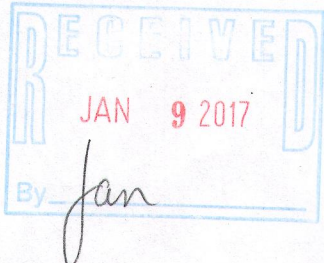
"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the area and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings on the property, its location, easements, encroachments, and visible encroachments, if any."

DATE: NOV. 17, 2016 JOB NO. 12.905

SURVEYOR'S NOTES:

THE BIRCHES, A SUBDIVISION BY WILLIAM CHILD, WAS RECORDED 6/2/1924. ON 4/6/1936 LLOYD L. JENSEN MADE TWO PARCELS FOR WILLIAM K. YATES, WHICH ARE TAX KEY NO. IBA00014 & IBA00015 TODAY WITH TAX KEY IBA 00016 BEING A REMNANT OF LOT 16 AND ALL OF LOT 17. THE EAST LINE OF YATES RECORDED IN VOLUME 243 OF DEEDS, PAGE 549, DOC. NO. 317054 CALLS FOR THE EAST LINE OF YATES TO BE PARALLEL AND 200' EAST OF THE EAST LINE OF LOT 13. LLOYD L. JENSEN DATED 1/3/1955 DID A SECOND SURVEY OF TAX KEY NO. IBA 00014. 19 YEARS LATER, HAROLD H. KOLB RETRACED THE JENSEN SURVEY OF 1955 ON 6/11/1974 & USED 4 OF THE 10 PIPE SET BY LLOYD L. JENSEN AND SET 2 NEW PIPE AT THE MEANDER LINE. BOTH SURVEYS SHOW A 100' WIDTH OF THE LOT. HAROLD H. KOLB RETRACED THE YATES SURVEY OF 1936 (TAX KEY NO. IBA 00015) ON 3/17/1975 AND FOUND ONLY 2 PIPE AND SET 6. IN THE COURSE OF THIS SURVEY, I FOUND 2 OF THE 8 PIPE ON SAID KOLB SURVEY WITH A THIRD PIPE DETECTED WITH A METAL DETECTOR INSIDE A 29" DIAMETER TREE MARKED POINT "A". FOR THE SUBJECT PARCEL (TAX KEY NO. IBA 00014), I FOUND WHAT I BELIEVE TO BE 2 OF HAROLD H. KOLB PIPE ON THE EAST LINE. ON THE WEST LINE, I FOUND 3 PIPE I BELIEVE TO BE LLOYD L. JENSEN PIPE ALONG WITH 2 CONCRETE MONUMENTS SET BY THOMAS P.A. JENSEN 11/1/1989. A DISCREPANCY BETWEEN THE MONUMENTED LINES AND THE DEED CALLS FOR PARALLEL LINES WAS DISCOVERED. I READ THE FIELD NOTES FOR LLOYD L. JENSEN ON BOTH THE NOV. 1959 SURVEY OF TAX KEY IBA 00013 AND THE 1/3/1955 SURVEY OF TAX KEY IBA 00014. I ALSO READ THE FIELD NOTES OF THOMAS P.A. JENSEN OF THE 11/1/1989 SURVEY. THE DISCREPANCY BETWEEN THE MONUMENTS AND THE DEED CALLS FOR PARALLEL LINES WAS DISCOVERED BY THOMAS P.A. JENSEN IN 1989. THOMAS P.A. JENSEN'S FIELD NOTES INDICATE THE FOUND PIPE OF LLOYD L. JENSEN WAS THE BEST EVIDENCE OF ESTABLISHING THE EAST LINE OF LOT 13. I FOUND 22 YEARS LATER THE SAME EVIDENCE AS THOMAS P.A. JENSEN. I CONCUR WITH MR. JENSEN THAT THE FOUND MONUMENTS IS THE BEST EVIDENCE OF ESTABLISHING THE EAST LINE OF LOT 13. I ALSO BELIEVE THE FOUND MONUMENTS TO THE EAST ARE THE BEST EVIDENCE FOR ESTABLISHING THE BOUNDARY FOR TAX KEY IBA 00014 AND IBA 00015.

THE LLOYD L. JENSEN SURVEY 1/3/1955 SHOWS A SHARED DRIVEWAY, SHARED WELL PIT, AND SHARED SEPTIC WITH TAX KEY NO. IBA 00014 AND IBA 00015. NO DOCUMENTS WERE FOUND OF ANY AGREEMENTS CONCERNING THESE ITEMS.



IBA-14 117-3975