

PLAT OF SURVEY

RIPARIAN ZONE SURVEY OF A PARCEL OF LAND
LOCATED IN THE WEST 1/2 OF THE WEST 1/2
OF SECTION 28, TOWN 2 NORTH, RANGE 16
EAST, WALWORTH COUNTY, WISCONSIN.

OWNERS: DANIEL AND MARYBETH COX
1000 VINE ST.
WINNETKA, ILL. 60093

NORTH SHORE DRIVE
(49.5' WIDE)
SOUTH LINE OF RIGHT-OF-WAY AS MONUMENTED

OWNED BY: DELAVAN LAKE DEVELOPMENT, LTD.
2518 N. SHORE DR.
DELAVAN, WI. 53115

12' WIDE
RIGHT-OF-WAY

AREA OF QUESTIONABLE OWNERSHIP

FSI - 4
GEORGE DUNHAM SURVEY
DATED SEPT. 17, 1981
G.C.D. VOL. 403 P. 8 DOC. NO. 147927

PROPERTY LINE USED TO DETERMINE RIPARIAN ZONE

FSI - 5
GEORGE DUNHAM SURVEY
DATED OCT. 22, 1987
M.D. VOL. 427 P. 186 DOC. NO. 161294

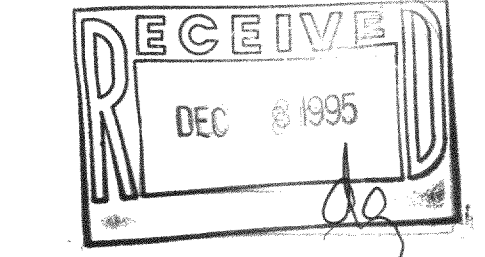
NO IMPROVEMENTS WERE
LOCATED FOR THIS SURVEY

TOTAL SHORELINE ANGLE = 185°38'40"

RIPARIAN ZONE AS DETERMINED
BY THE KNITTER METHOD

RIPARIAN ZONE AS DETERMINED
BY LOT LINE EXTENDED

EXISTING PIER IN QUESTION



Legend

- FOUND IRON PIPE
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- SET IRON ROD 36" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- RECORDED AS DIMENSION
- 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.

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereof within one year from date hereof.

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: OCT. 26, 1995 Job No. 95-1005

SURVEYOR'S SUMMARY:

30 field observations were taken on October 18, 1995 to locate the shoreline of Delavan Lake adjacent to the subject COX parcel (FSI - 5) and the parcel to the east owned by DELAVAN LAKE DEVELOPMENT, LTD., a Wisconsin corporation (FSI - 4). Points A, B and C were computed at the intersection of the property lines and the shoreline of Delavan Lake. Chords were then computed from these intersection points which inturn formed an angle ABC with a value of 185°38'40", the vertex of which is designated as shoreline point "B" which is common to both properties. This angle was then bisected creating a value of 92°49'20" and the resultant bearing of S 46°53'46"E was extended into the lake to graphically show the relationship to the existing pier for Delavan Lake Marina. Ties were then computed to show the extent of the pier encroachment based on the "Knitter Method". An alternate method of extending the property line into the lake was also shown with ties to the pier in question.

BASES FOR BEARINGS: THE EAST LINE OF THE COX PARCEL WAS ASSUMED TO BEAR N 20°19'48"W AS PREVIOUSLY PLATTED ON THE GEORGE DUNHAM SURVEY.

SCALE: 1" = 20 FEET



SEE ROBT. BAERENWALD SURVEY DATED APRIL 16, 1991 PROJ. NO. 2877

FSI-4
FSI-5
216-2199

