

## PLAT OF SURVEY

LOTS 25 - 35 INCLUSIVE OF BLOCK "G" OF NORTH LAKE BEACH TRACT NO. 1, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWN 3 NORTH, RANGE 16 EAST, TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN.

FOUND 2" DIA. IRON PIPE BELIEVED TO BE REFERENCED ON SUBDIVISION PLAT

MEANDER CORNER SEC. 5-3-16

(fd. conc. mon. with brass cap)

Meander corner is N. 0°57'41" W. 442.98 feet from the Southwest Corner and is 6.12' west of the line believed to be the west line of the subdivision.

5' WIDE PRIVATE PATH TO LAKE

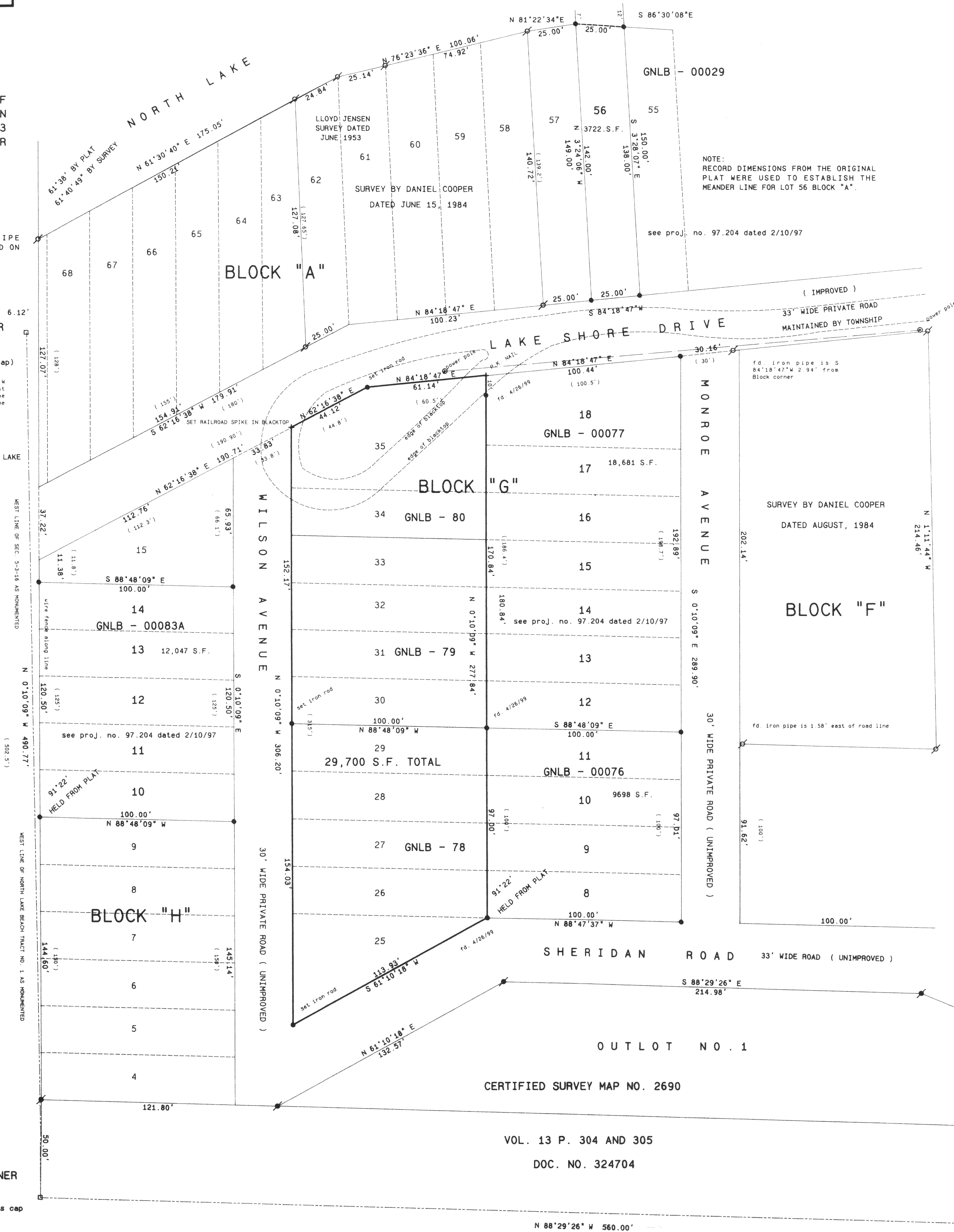
SELLER: LARRY FLITCROFT  
W7672 ROWLEY RD.  
DELAVER, WI. 53147

BUYER: THOMAS GLISTA  
520 BAILEY RD.  
DELAVER, WI. 53115

ORDERED BY: CENTURY 21 SKANDIA REALTY

SOUTHWEST CORNER SEC. 5-3-16

fd. conc. monument with brass cap



ROAD NOTE:

TOWN OF SUGAR CREEK MAINTAINS THIS ROAD. SEE TOWN ROAD RECORDS DATED 6/1/59.

RECORDING DATA FOR SUBDIVISION:

VOL. 7 P. 166 AND 167 OF PLATS

CABINET 3 SLIDE 79

DOC. # 246355 DATED 8/26/24

## SURVEYOR'S SUMMARY:

NORTH LAKE BEACH TRACT NO. 1 WAS RECORDED ON AUGUST 26, 1924 AND WAS PREPARED BY HENRY H. TUBBS. ACCORDING TO THE OFFICIAL PLAT, "IRON MONUMENTS WERE SET AT ALL EXTERIOR POINTS MARKED "H" UPON SAID PLAT; THAT WOODEN STAKES WERE DRIVEN AT THE CORNER OF EACH LOT AND OUTLOT."

THE IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE SUBDIVISION IS REFERENCED ON THE PLAT. THE RECORD DIMENSION OF 502.5 FROM THE SOUTHWEST CORNER OF SECTION 5 WAS FOUND TO BE SHORT 11.73 FEET AND THIS LINE MEASURED 490.77 FEET. WE FOUND OTHER IRON PIPE FROM A PREVIOUS COOPER SURVEY IN BLOCK "A" WHICH ESTABLISHED THE NORTH LINE OF LAKE SHORE DRIVE AND SUBSTANTIALLY AGREED WITH THE FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE SUBDIVISION. WE ESTABLISHED THE SOUTH LINE OF LAKE SHORE DRIVE BASED UPON THIS PREVIOUS SURVEY AND RECORD DIMENSIONS FROM THE PLAT. WE HELD RECORD DIMENSIONS IN THE EAST - WEST DIRECTION AND USED ANGLE SHOWN ON THE PLAT OF 91°22'. WE ALSO HELD PREVIOUS WORK RELATIVE TO OUTLOT NO. 1 FOR CERTIFIED SURVEY MAP NO. 2690. THE RESULTANT UNDERRUN WAS PRORATED IN A NORTH - SOUTH DIRECTION FOR LOTS IN BLOCK "H" AND BLOCK "G".

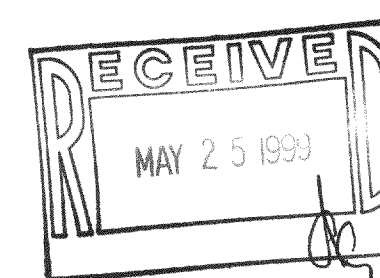
IN CONCLUSION WE FIND THAT THE ORIGINAL SUBDIVISION PLAT LACKS FUNDAMENTAL INFORMATION AND SUSTAINED MONUMENTATION FOR ACCURATE RETRACEMENT; THAT SUBSEQUENT SECTION CORNER WORK DOES NOT AGREE WITH THE SUBDIVISION; AND THAT HOLDING EXISTING MONUMENTATION IN THE AREA CAUSES SIGNIFICANT UNDERRUN IN BLOCKS "H" AND "G".

WE BELIEVE THAT WE HAVE RETRACED THIS SURVEY IN PROPER FASHION BUT WOULD SUGGEST THAT AN ASSESSOR'S PLAT OF THIS SUBDIVISION BE PREPARED TO RESOLVE THESE AMBIGUITIES.

PROJECT NO. 97.204 WAS REVISED TO SHOW LOTS 25-35 OF BLOCK "G". ONLY THE MONUMENTATION RELATIVE TO THIS PARCEL WAS UPDATED. LAKE SHORE DRIVE HAS BEEN RESURFACED SINCE THE COMPLETION OF PROJECT NO. 97.204.

## 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., 3/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 30 FEET



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

Date: APRIL 27, 1999 Job No. 99.415

316-1061

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

W4056 Bray Road  
Elkhorn, Wisconsin 53121  
Phone: (414) 723-4260 (office)  
(414) 723-7209 (fax)

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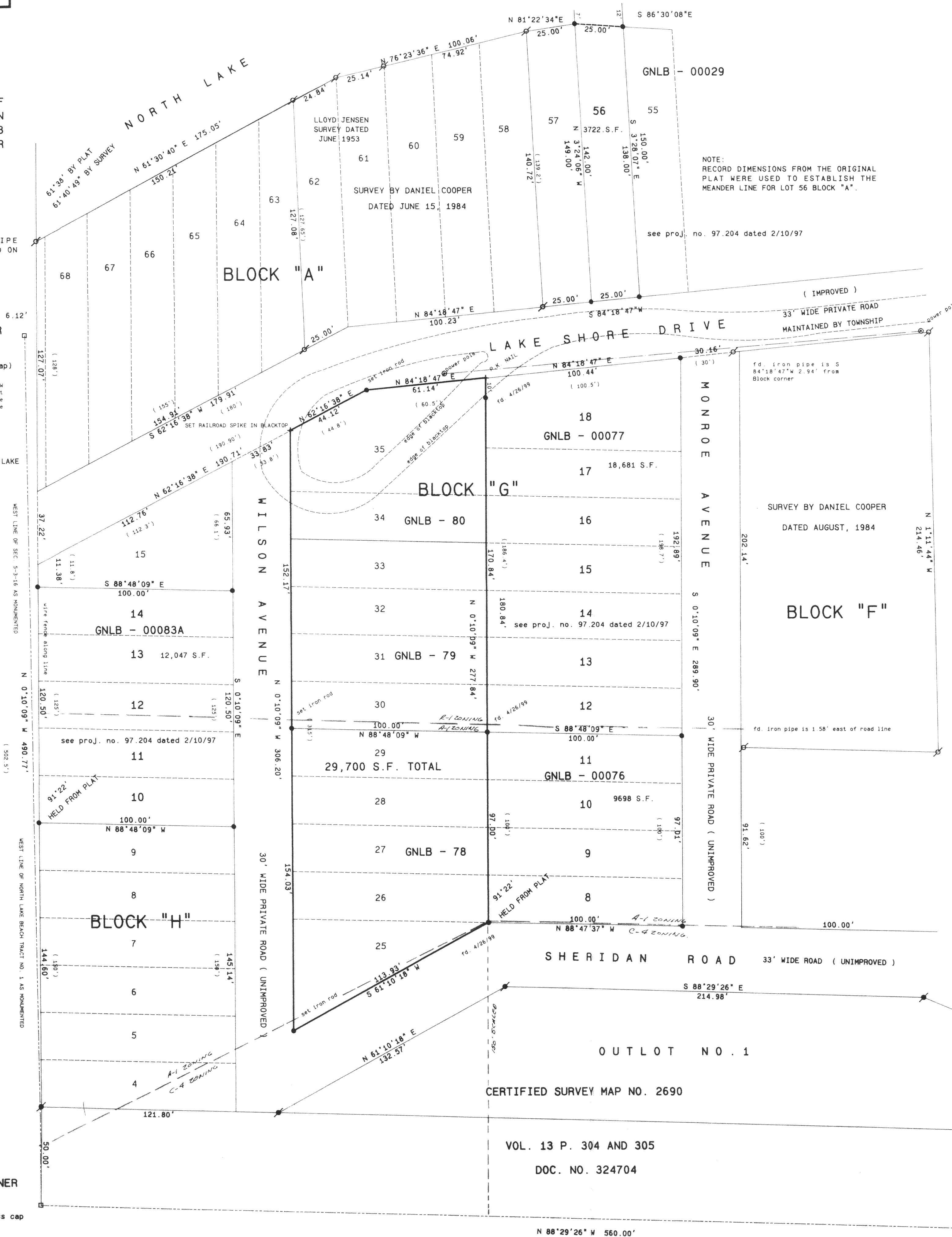
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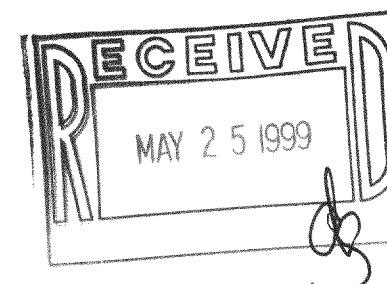
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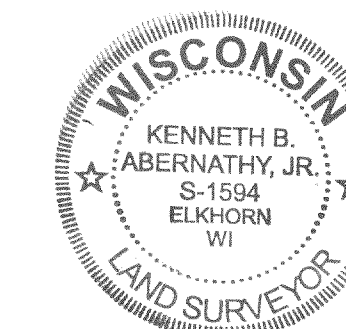
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Legend

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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.  
KENNETH B. ABERNATHY, JR.  
WISCONSIN REGISTERED LAND SURVEYOR,  
S-1594  
Date: APRIL 27, 1999 Job No. 99.415

GNLB-78  
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